

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Andrews Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to

30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	86 Park Rd ELTHAM 3095	\$1,125,000	22/10/2021
2	9 Bayfield Dr ELTHAM 3095	\$1,106,500	05/10/2021
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2021: \$1,295,000



Rooms: 2

Property Type: House

Land Size: 929 sqm approx

Agent Comments

Comparable Properties



86 Park Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 22/10/2021

Property Type: House

Land Size: 860 sqm approx



9 Bayfield Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,106,500

Method: Auction Sale

Date: 05/10/2021

Property Type: House (Res)

Land Size: 811 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.