Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	9 Andrews Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price \$1,295,000	Pro	pperty Type Ho	use	(Suburb	Eltham
Period - From 01/07/2021	to	30/09/2021	Sou	ırce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		2410 0. 0410
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			

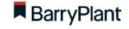
OR

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:	12/11/2021 10:39



Date of sale



Jason Stepanow (03) 9431 1243 0405 159 650 istepanow@barryplant.com.au

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)

Price: \$1,125,000 Method: Private Sale Date: 22/10/2021 Property Type: House Land Size: 860 sqm approx **Agent Comments**



9 Bayfield Dr ELTHAM 3095 (REI)

Price: \$1,106,500 Method: Auction Sale Date: 05/10/2021

Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments

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.

Account - Barry Plant | P: (03) 9431 1243



