

Scott Nugent 0438 054 993 snugent@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Sec	tion 47	AF of the Estate	Agents Act 1980	
Property offered for	sale						
Address Including suburb and postcode							
Indicative selling pri	ce						
For the meaning of this	price see con	sumer.vic.gov.	au/under	quoting			
Single price \$749,999							
Median sale price							
Median price \$730,0	00 Ho	use	Unit	Х	Suburb	Eltham	
Period - From 01/04/	1/04/2017 to 30/06/2017 Source RE				REIV		
Comparable propert	y sales (*De	elete A or B b	elow as	applica	ble)		
	e estate agent				ne property for sale lers to be most cor		
Address of comparable property					Price	Date of sale	
1							
2							
3							
OR							
B* The estate age	The estate agent or agent's representative reasonably believes that fewer than three comparable						

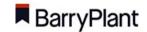
properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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Indicative Selling Price \$749,999 Median Unit Price June quarter 2017: \$730,000





Rooms:

Property Type: House (Res) **Land Size:** 568 sqm approx

Agent Comments

Comparable Properties



1/36 Kirwana Gr MONTMORENCY 3094 (REI)

3 📥 1 🔂

Price: \$735,000

Method: Sold Before Auction

Date: 17/05/2017 Rooms: 4

Property Type: House (Res) **Land Size:** 510 sqm approx

216 Rattray Rd MONTMORENCY 3094 (REI)

3

i



Price: \$715,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: 4

Property Type: House (Res) Land Size: 692 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.

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Agent Comments

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