# 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

1 Brentwood Rise, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,080,000		&		\$1,180,0	00		
Median sale p	rice							
Median price	\$1,070,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/07/2020	to	30/09/2020	)	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	76 Franklin St ELTHAM 3095	\$1,120,000	20/06/2020
2	115 Brougham St ELTHAM 3095	\$1,105,000	15/07/2020
3			

OR

**B**<sup>\*</sup> 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.

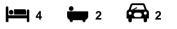
This Statement of Information was prepared on:

28/10/2020 09:34



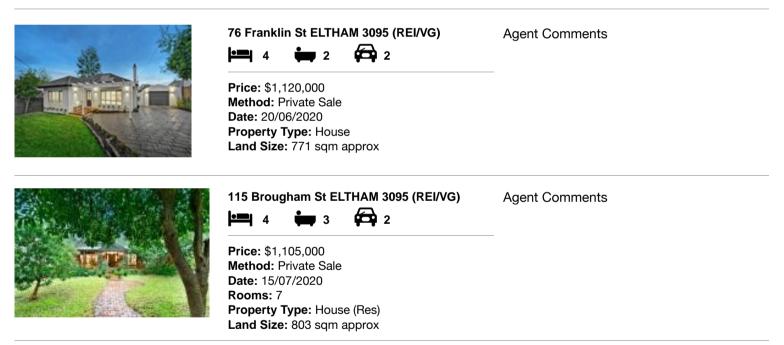






**Property Type:** House (Res) **Land Size:** 707 sqm approx Agent Comments Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price September quarter 2020: \$1,070,000

# **Comparable Properties**



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

