7 Godalmin Street, Eltham Vic 3095

BarryPlant





Rooms: 8 Property Type: House Land Size: 1015 sqm approx Agent Comments Stefan Bontempelli 9431 1222 0413 014 844 sbontempelli@barryplant.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2017: \$875,000

Comparable Properties



144 Progress Rd ELTHAM NORTH 3095 (REI/VG)



Price: \$1,070,000 Method: Auction Sale Date: 22/04/2017 Rooms: 6 Property Type: House (Res) Land Size: 1499 sqm approx Agent Comments



38 Meruka Dr ELTHAM 3095 (REI)



Price: Method: Auction Sale Date: 15/07/2017 Rooms: 8 Property Type: House (Res) Land Size: 791 sqm approx



30 Astley St MONTMORENCY 3094 (REI)

1 4 1 2 1 1

Price: \$1,050,000 Method: Auction Sale Date: 27/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 973 sqm approx

Agent Comments

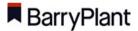
Agent Comments

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

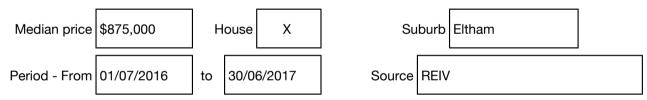
Address 7 Godalmin Street, Eltham Vic 3095 Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,100,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
144 Progress Rd ELTHAM NORTH 3095	\$1,070,000	22/04/2017
38 Meruka Dr ELTHAM 3095		15/07/2017
30 Astley St MONTMORENCY 3094	\$1,050,000	27/05/2017

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