

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

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

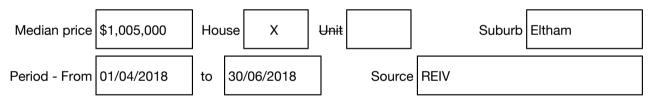
ess 247 Pitt Street, Eltham Vic 3095 nd de

Indicative selling price

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

Range between \$850,000	&	\$910,000
-------------------------	---	-----------

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	15 Grey St ELTHAM 3095	\$910,000	24/03/2018
2	3 Bainbridge Dr ELTHAM 3095	\$885,000	09/04/2018
3	19 Andrews St ELTHAM 3095	\$860,000	16/05/2018

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.

Account - Barry Plant | P: 03 9842 8888

Generated: 31/07/2018 11:29

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.



propertydata

247 Pitt Street, Eltham Vic 3095







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 913 sqm approx Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$850,000 - \$910,000 Median House Price June quarter 2018: \$1,005,000

Comparable Properties

15 Grey St ELTHAM 3095 (REI) → 3 → 1 → - Price: \$910,000 Method: Auction Sale Date: 24/03/2018 Rooms: - Property Type: House (Res) Land Size: 904 sqm approx	Agent Comments
3 Bainbridge Dr ELTHAM 3095 (REI/VG) 5 2 3 Price: \$885,000 Method: Private Sale Date: 09/04/2018 Rooms: 7 Property Type: House (Res) Land Size: 888 sqm approx	Agent Comments
19 Andrews St ELTHAM 3095 (REI) 4 2 3 Price: \$860,000 Method: Sold Before Auction Date: 16/05/2018 Rooms: 7 Property Type: House Land Size: 926 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888

Generated: 31/07/2018 11:29

REIV Spropertydata

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.