

Robert Di Giulio 9842 8888 0428 273 739 rdigiulio@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 | 4 Stephens Street, Montmorency Vic 3094 | | | |

| Address | 4 Stephens Street, Montmorency Vic 3094 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$770,000 | & | \$847,000 |
|---------------|-----------|---|-----------|
| | | | l |

Median sale price

| Median price | \$885,000 | Hou | ıse X | Unit | | Suburb | Montmorency |
|---------------|------------|-----|------------|------|--------|--------|-------------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 3 Acheron Cr ELTHAM NORTH 3095 | \$840,000 | 16/12/2017 |
| 2 | 188 Scenic Cr ELTHAM NORTH 3095 | \$832,000 | 13/01/2018 |
| 3 | 205 Progress Rd ELTHAM NORTH 3095 | \$800,000 | 02/03/2018 |

OR

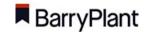
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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Indicative Selling Price \$770,000 - \$847,000 **Median House Price** December quarter 2017: \$885,000





Rooms:

Property Type: House Land Size: 1,045 sqm approx

Agent Comments

Comparable Properties



3 Acheron Cr ELTHAM NORTH 3095 (REI)





Price: \$840,000 Method: Private Sale Date: 16/12/2017

Rooms: -

Property Type: House Land Size: 791 sqm approx

188 Scenic Cr ELTHAM NORTH 3095 (REI)



Price: \$832.000 Method: Auction Sale Date: 13/01/2018

Rooms: 6

Property Type: House (Res) Land Size: 779 sqm approx



205 Progress Rd ELTHAM NORTH 3095 (REI)





Price: \$800,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: House (Res) Land Size: 752 sqm approx

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Agent Comments

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