## Statement of Information

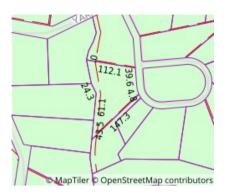
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Address Including suburb and postcode 2 Wild Cherry Drive, Eltham Vic 3095									
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,680,000				&	\$1,840,0	\$1,840,000			
Median sale price									
Medi	an price	\$1,085,000	Pro	operty Type Ho	ouse		Suburb	Eltham	
Period	d - From	01/10/2020	to	31/12/2020	Sc	ource	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.									
Address of comparable property							Pı	rice	Date of sale
1									
2									
3									
OR									
В*	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:								10/00/0	001 11:00









Occupied - Detached)

Land Size: 11887 approx. sqm

**Agent Comments** 

**Indicative Selling Price** \$1,680,000 - \$1,840,000 **Median House Price** 

December quarter 2020: \$1,085,000

## 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



