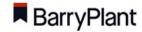
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for sale						
Inclu	Address 25 Shalbury A ding suburb and postcode	venue, Eltham	ı Vic 3095				
Indica	tive selling price						
For the	meaning of this price see consu	ımer.vic.gov.a	u/underquot	ting			
S	ingle price \$780,000						
Media	n sale price						
Medi	ian price \$985,000 Prop	perty Type Ho	ouse		Suburb	Eltham	
Perio	d - From 01/10/2019 to 3	31/12/2019	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.							
Address of comparable property					Pr	rice	Date of sale
1							
2							
3							
OR							
В*	The estate agent or agent's reproperties were sold within two						
This Statement of Information was prepared on:				on:	25/03/2020 16:11		









Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$780,000 **Median House Price** December quarter 2019: \$985,000

## 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 9842 8888



