

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

4 Kiah Mews, Eltham Vic 3095

Indicative selling price

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

Range between \$1,120,000

&

\$1,170,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to 30/06/2023

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.~~

	Address of comparable property	Price	Date of sale
1	28 Hartland Way ELTHAM 3095	\$1,405,500	19/05/2023
2	17 Barriedale Ct ELTHAM 3095	\$1,335,000	03/03/2023
3			

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.~~

This Statement of Information was prepared on:

12/09/2023 12:08



 4  2  2

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,120,000 - \$1,170,000
Median House Price
June quarter 2023: \$1,180,000

Comparable Properties



28 Hartland Way ELTHAM 3095 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,405,500
Method: Private Sale
Date: 19/05/2023
Property Type: House (Res)
Land Size: 916 sqm approx



17 Barriedale Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,335,000
Method: Private Sale
Date: 03/03/2023
Property Type: House (Res)
Land Size: 801 sqm approx

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