

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

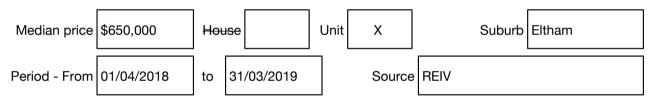
s | 2/2a Doodson Court, Eltham Vic 3095 d e

#### Indicative selling price

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

Range between	\$710,000	&	\$780,000

#### 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.

Address of comparable property		Price	Date of sale
1	26 Toorac Dr BRIAR HILL 3088	\$770,000	13/04/2019
2	53 Valonia Dr ELTHAM 3095	\$765,000	25/03/2019
3	25 Bainbridge Dr ELTHAM 3095	\$729,000	27/04/2019

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

propertydata

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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.

## BarryPlant



Rooms: Property Type: Unit Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$710,000 - \$780,000 Median Unit Price Year ending March 2019: \$650,000

## **Comparable Properties**





Price: \$770,000 Method: Auction Sale Date: 13/04/2019 Rooms: 5 Property Type: House (Res) Land Size: 782 sqm approx

- 4

53 Valonia Dr ELTHAM 3095 (REI/VG)

26 Toorac Dr BRIAR HILL 3088 (REI/VG)

**2** 



Price: \$765,000 Method: Private Sale Date: 25/03/2019 Rooms: -Property Type: House Land Size: 865 sqm approx

25 Bainbridge Dr ELTHAM 3095 (REI)



Price: \$729,000 Method: Auction Sale Date: 27/04/2019 Rooms: 7 Property Type: House (Res) Land Size: 836 sqm approx Agent Comments

Agent Comments

Agent Comments

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