

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

139 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$840,000

&

\$924,000

Median sale price

Median price

\$910,000

House

X

Unit

Suburb

Eltham North

Period - From

01/04/2017

to

30/06/2017

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.

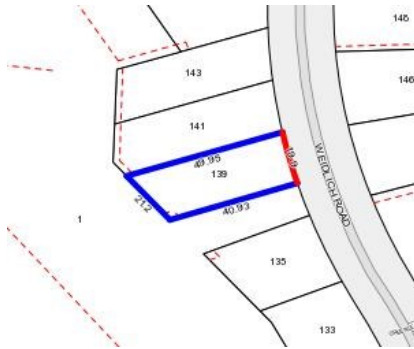
	Address of comparable property	Price	Date of sale
1	36 Glen Katherine Dr ST HELENA 3088	\$925,100	02/04/2017
2	74 Weidlich Rd ELTHAM NORTH 3095	\$910,000	17/06/2017
3	4 Colric PI ELTHAM NORTH 3095	\$900,000	12/08/2017

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.~~

Pina Kara
9431 1222
0415 911 437
pkara@barryplant.com.au

Indicative Selling Price
\$840,000 - \$924,000
Median House Price
June quarter 2017: \$910,000



Rooms:
Property Type: House (Res)
Land Size: 903 sqm approx
Agent Comments

Comparable Properties



36 Glen Katherine Dr ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$925,100
Method: Private Sale
Date: 02/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx



74 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 703 sqm approx



4 Colric PI ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 6
Property Type: House (Res)