

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 Angela Close, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham North

Period - From 01/04/2022

to 30/06/2022

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	21 Kingfisher Dr DIAMOND CREEK 3089	\$1,410,000	12/08/2022
2	16 Tyrone Ct ST HELENA 3088	\$1,360,000	14/06/2022
3	12 Eskdale Ct ELTHAM NORTH 3095	\$1,300,000	23/04/2022

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:

29/09/2022 12:09

Sheryl Emerson
(03) 9431 1243
0448 770 081
semerson@barryplant.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2022: \$1,300,000



 5  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 1017 sqm approx

Agent Comments

Comparable Properties



21 Kingfisher Dr DIAMOND CREEK 3089 (REI) **Agent Comments**

 5  2  3

Price: \$1,410,000

Method: Private Sale

Date: 12/08/2022

Property Type: House

Land Size: 812 sqm approx



16 Tyrone Ct ST HELENA 3088 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,360,000

Method: Private Sale

Date: 14/06/2022

Property Type: House

Land Size: 818 sqm approx



12 Eskdale Ct ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 804 sqm approx