

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

4/47 York Street, Eltham Vic 3095

#### Indicative selling price

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

Single price \$645,000

#### 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	2/42 Shalbury Av ELTHAM 3095	\$650,000	26/02/2019
2	7/38 Grove St ELTHAM 3095	\$630,000	02/06/2019
3	3/58 Beard St ELTHAM 3095	\$620,000	01/07/2019

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.

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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.









Rooms: Property Type: Unit Land Size: 250 approx. sqm approx Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$645,000 Median Unit Price March quarter 2019: \$619,950

## **Comparable Properties**

2/42 Shalbury Av ELTHAM 3095 (REI/VG) 3 1 2 Price: \$650,000 Method: Private Sale Date: 26/02/2019 Rooms: - Property Type: Unit	Agent Comments
7/38 Grove St ELTHAM 3095 (REI) 2 1 2 2 Price: \$630,000 Method: Private Sale Date: 02/06/2019 Rooms: - Property Type: Unit Land Size: 268 sqm approx	Agent Comments
3/58 Beard St ELTHAM 3095 (REI) 3 1 2 Price: \$620,000 Method: Private Sale Date: 01/07/2019 Rooms: - Property Type: Unit Land Size: 270 sqm approx	Agent Comments

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