

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

Median price \$619,950

House

Unit

X

Suburb Eltham

Period - From 01/01/2019

to

31/03/2019

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 | 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 |

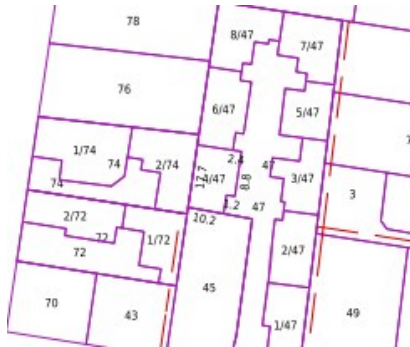
OR

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.

Jason Stepanow
9842 8888
0405 159 650
jstepanow@barryplant.com.au

Indicative Selling Price
\$645,000

Median Unit Price
March quarter 2019: \$619,950



 3  1  2

Rooms:
Property Type: Unit
Land Size: 250 approx. sqm
approx
Agent Comments

Comparable Properties



2/42 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: Unit



7/38 Grove St ELTHAM 3095 (REI)

Agent Comments

 2  1  2

Price: \$630,000
Method: Private Sale
Date: 02/06/2019
Rooms: -
Property Type: Unit
Land Size: 268 sqm approx



3/58 Beard St ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$620,000
Method: Private Sale
Date: 01/07/2019
Rooms: -
Property Type: Unit
Land Size: 270 sqm approx