

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

17 Barriedale Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham

Period - From 01/10/2022

to

31/12/2022

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	209 Pitt St ELTHAM 3095	\$1,350,000	05/12/2022
2	19 Wattle Gr ELTHAM 3095	\$1,550,000	03/09/2022
3	1 Narrawa Cl ELTHAM 3095	\$1,335,000	02/12/2022

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:

23/02/2023 13:42



 4  2  2

Property Type: House
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2022: \$1,200,000

Comparable Properties

209 Pitt St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method:
Date: 05/12/2022
Property Type: House



19 Wattle Gr ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,550,000
Method: Private Sale
Date: 03/09/2022
Property Type: House
Land Size: 776 sqm approx



1 Narrawa CI ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,335,000
Method: Private Sale
Date: 02/12/2022
Property Type: House
Land Size: 963 sqm approx

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