## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale pi	rice							
Median price	\$1,200,000	Pro	operty Type	Hou	ise		Suburb	Eltham
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress 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 CI 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.

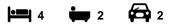
This Statement of Information was prepared on:

23/02/2023 13:42









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

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

# **Comparable Properties**





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

Agent Comments

19 Wattle Gr ELTHAM 3095 (REI/VG)





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



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

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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