

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	d for sale			
Including suburk	dress 3 Bainbridg o and ccode	ge Drive, Eltham \	Vic 3095	
Indicative sellin	• .			
For the meaning o	f this price see co	nsumer.vic.gov.a	u/underquoting	_
Range between	\$850,000	&	\$930,000	

#### Median sale price

Median price	\$930,000	Ηοι	ıse X	Unit		Suburb	Eltham
Period - From	01/01/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	69 Wycliffe Cr ELTHAM 3095	\$930,000	14/10/2017
2	11 Marlow PI ELTHAM 3095	\$920,000	07/10/2017
3	216 Progress Rd ELTHAM NORTH 3095	\$910,000	16/07/2017

#### OR

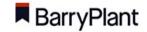
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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**Indicative Selling Price** \$850,000 - \$930,000 **Median House Price** Year ending December 2017: \$930,000





Rooms:

Property Type: House Land Size: 888 sqm approx

**Agent Comments** 

# Comparable Properties



69 Wycliffe Cr ELTHAM 3095 (REI)

Price: \$930,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: House (Res) Land Size: 785 sqm approx

11 Marlow PI ELTHAM 3095 (REI)





Price: \$920,000 Method: Auction Sale Date: 07/10/2017

Rooms: -

Property Type: House (Res) Land Size: 964 sqm approx

216 Progress Rd ELTHAM NORTH 3095 (REI)





Price: \$910,000 Method: Private Sale Date: 16/07/2017 Rooms: 8

Property Type: House (Res) Land Size: 786 sqm approx

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**Agent Comments** 

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