## 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

44 Dunbarton Drive, Eltham North Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$870,000		&		\$920,000	)		
Median sale pr	rice							
Median price	\$1,309,500	Pro	operty Type	Hous	se		Suburb	Eltham North
Period - From	01/10/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	20 Brixton Av ELTHAM NORTH 3095	\$925,000	03/02/2025
2	12 Suzanne Ct BRIAR HILL 3088	\$893,000	02/12/2024
3	6 Doon Ct BRIAR HILL 3088	\$861,000	07/09/2024

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:

21/02/2025 12:13



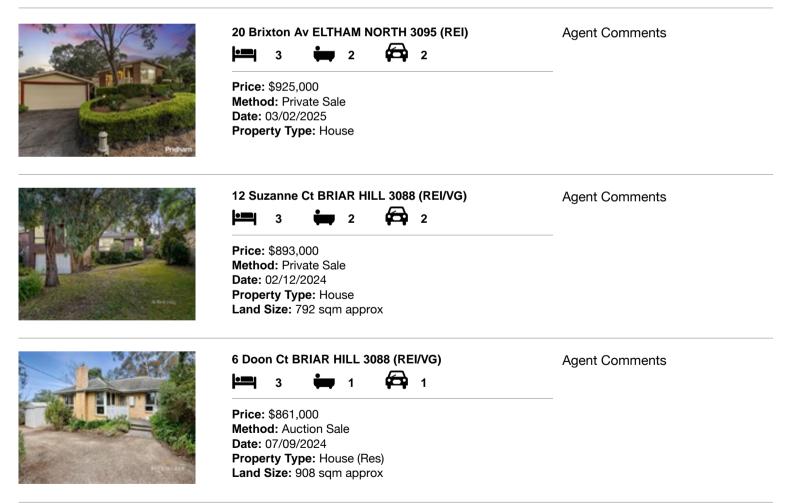






Property Type: House Land Size: 592 sqm approx Agent Comments Lock up auto garage Indicative Selling Price \$870,000 - \$920,000 Median House Price December quarter 2024: \$1,309,500

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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