

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

34 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$1,314,400 Property Type House Suburb Eltham

Period - From 01/04/2022 to 30/06/2022 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	6 Sandra Av ELTHAM 3095	\$800,000	16/07/2022
2	6/41 Arthur St ELTHAM 3095	\$750,000	13/04/2022
3	1/74 Bible St ELTHAM 3095	\$650,000	24/06/2022

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:

13/09/2022 10:46

Sheryl Emerson
(03) 9431 1243
0448 770 081
semerson@barryplant.com.au



 2  1  1

Property Type: House
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price

\$625,000 - \$675,000

Median House Price

June quarter 2022: \$1,314,400

Comparable Properties



6 Sandra Av ELTHAM 3095 (REI)

Agent Comments

 2  1  2

Price: \$800,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 696 sqm approx

6/41 Arthur St ELTHAM 3095 (VG)

Agent Comments

 2  -  -

Price: \$750,000
Method: Sale
Date: 13/04/2022
Property Type: Flat/Unit/Apartment (Res)



1/74 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  -

Price: \$650,000
Method: Private Sale
Date: 24/06/2022
Property Type: House (Res)
Land Size: 402 sqm approx

Account - Barry Plant | P: (03) 9431 1243