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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$625,000		&		\$675,000			
Median sale p	rice							
Median price	\$1,314,400	Pro	roperty Type Hous		se		Suburb	Eltham
Period - From	01/04/2022	to	30/06/2022		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.

Ade	dress 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









Property Type: House Land Size: 325 sqm approx Agent Comments Sheryl Emerson (03) 9431 1243 0448 770 081 semerson@barryplant.com.au

Indicative Selling Price \$625,000 - \$675,000 Median House Price June quarter 2022: \$1,314,400

Comparable Properties



6 Sandra Av ELTHAM 3095 (REI)



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

6/41 Arthur St ELTHAM 3095 (VG)

Agent Comments

Agent Comments



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



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



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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.