

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

1/234 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$645,000

&

\$695,000

Median sale price

Median price \$920,100

House

X

Unit

Suburb Eltham

Period - From 01/07/2018

to

30/09/2018

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	2/5 Flint St ELTHAM 3095	\$720,000	28/09/2018
2	1/13 Adam Cr MONTMORENCY 3094	\$675,000	28/08/2018
3	2/1a Souter St ELTHAM 3095	\$636,000	29/10/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$645,000 - \$695,000

Median House Price

September quarter 2018: \$920,100

Comparable Properties



2/5 Flint St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 28/09/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 387 sqm approx



1/13 Adam Cr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 28/08/2018

Rooms: -

Property Type: Unit



2/1a Souter St ELTHAM 3095 (VG)

Agent Comments



Price: \$636,000

Method: Sale

Date: 29/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 195 sqm approx