

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

2/236 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Eltham

Period - From 01/10/2019

to 30/09/2020

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	9 Gordon Gr MONTMORENCY 3094	\$682,000	07/11/2020
2	9a Gordon Gr MONTMORENCY 3094	\$675,000	19/12/2020
3	2/1125 Main Rd ELTHAM 3095	\$650,000	22/12/2020

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:

23/12/2020 11:41



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties



9 Gordon Gr MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$682,000

Method: Auction Sale

Date: 07/11/2020

Rooms: 4

Property Type: House (Res)



9a Gordon Gr MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$675,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 316 sqm approx



2/1125 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$650,000

Method: Private Sale

Date: 22/12/2020

Property Type: Unit

Land Size: 445 sqm approx