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

14 Dandallo Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	en \$1,200,000		&		\$1,260,000					
Median sale price										
Median price	\$1,182,500	Property Type Ho		Hou	use		Suburb	Eltham		
Period - From	01/10/2020	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Crofton Ct ELTHAM 3095	\$1,220,888	30/09/2021
2	25 Dandallo Dr ELTHAM 3095	\$1,200,000	29/11/2021
3	13 Heddon Ct ELTHAM 3095	\$1,200,000	04/12/2021

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:

21/01/2022 09:03









Property Type: House Land Size: 874 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,260,000 Median House Price Year ending September 2021: \$1,182,500

Comparable Properties

7 Crofton Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,220,888 Method: Private Sale Date: 30/09/2021 Property Type: House Land Size: 815 sqm approx	Agent Comments
25 Dandallo Dr ELTHAM 3095 (REI) 3 2 2 2 Price: \$1,200,000 Method: Sold Before Auction Date: 29/11/2021 Property Type: House (Res) Land Size: 802 sqm approx	Agent Comments
13 Heddon Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 04/12/2021 Property Type: House Land Size: 805 sqm approx	Agent Comments

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