

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

17 Dunbarton Drive, Eltham North Vic 3095

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Eltham North

Period - From 01/07/2022 to 30/06/2023 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	17 Hyacinth St BRIAR HILL 3088	\$900,000	10/02/2023
2	17 Marino Way DIAMOND CREEK 3089	\$895,000	18/02/2023
3	39 Dunbarton Dr ELTHAM NORTH 3095	\$876,000	13/07/2023

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:

25/07/2023 11:42

17 Dunbarton Drive, Eltham North Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$840,000 - \$890,000

Median House Price

Year ending June 2023: \$1,190,000



3 2 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



17 Hyacinth St BRIAR HILL 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$900,000

Method: Private Sale

Date: 10/02/2023

Rooms: 6

Property Type: House (Res)

Land Size: 791 sqm approx



17 Marino Way DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3 2 1

Price: \$895,000

Method: Private Sale

Date: 18/02/2023

Property Type: House

Land Size: 670 sqm approx



39 Dunbarton Dr ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$876,000

Method: Private Sale

Date: 13/07/2023

Property Type: House

Land Size: 552 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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