

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

10/31 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Eltham

Period - From 01/10/2018

to 30/09/2019

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	2/21 Livingstone Rd ELTHAM 3095	\$800,000	04/09/2019
2	3/83 Bridge St ELTHAM 3095	\$767,500	30/11/2019
3	4/22 Livingstone Rd ELTHAM 3095	\$740,000	08/07/2019

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:

16/12/2019 11:45



3 3 2

Property Type: Town House.

Land Size: 74 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

Year ending September 2019: \$640,000

Comparable Properties

2/21 Livingstone Rd ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 04/09/2019

Property Type: Flat/Unit/Apartment (Res)



3/83 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$767,500

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)



4/22 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 4

Price: \$740,000

Method: Private Sale

Date: 08/07/2019

Property Type: Townhouse (Res)

Land Size: 280 sqm approx