

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

204 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

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	159 Rattray Rd MONTMORENCY 3094	\$850,000	31/03/2023
2	19 Davies Dr ELTHAM 3095	\$825,000	25/03/2023
3	54 Arthur St ELTHAM 3095	\$803,000	29/03/2023

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:

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2023: \$1,180,000



Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



159 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$850,000

Method: Private Sale

Date: 31/03/2023

Property Type: House

Land Size: 633 sqm approx



19 Davies Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 791 sqm approx



54 Arthur St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$803,000

Method: Private Sale

Date: 29/03/2023

Property Type: House

Land Size: 793 sqm approx

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