

# 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

213 Bolton Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$860,000

### Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2020

to

31/12/2020

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	2 Withers Way ELTHAM 3095	\$863,000	06/03/2021
2	1 Susan St ELTHAM 3095	\$855,000	27/10/2020
3	7 Susan St ELTHAM 3095	\$850,000	05/12/2020

**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:

10/03/2021 11:43



5   3   1

**Property Type:** House  
**Land Size:** 943 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median House Price**  
Year ending December 2020: \$1,050,000

## Comparable Properties



**2 Withers Way ELTHAM 3095 (REI)**

**Agent Comments**

4   1   2

**Price:** \$863,000  
**Method:** Private Sale  
**Date:** 06/03/2021  
**Property Type:** House  
**Land Size:** 890 sqm approx



**1 Susan St ELTHAM 3095 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 27/10/2020  
**Property Type:** House  
**Land Size:** 963 sqm approx



**7 Susan St ELTHAM 3095 (REI)**

**Agent Comments**

4   2   2

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 05/12/2020  
**Property Type:** House (Res)  
**Land Size:** 950 sqm approx