

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

103 Dalton Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$959,000

Median sale price

Median price

\$1,130,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2020

to

30/06/2021

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	12 Davies Dr ELTHAM 3095	\$1,027,000	15/05/2021
2	45 Luck St ELTHAM 3095	\$1,000,000	07/06/2021
3	242 Old Eltham Rd LOWER PLENTY 3093	\$965,000	27/04/2021

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:

02/10/2021 11:11



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  1
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$959,000

Median House Price

Year ending June 2021: \$1,130,000

Comparable Properties



12 Davies Dr ELTHAM 3095 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,027,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 836 sqm approx



45 Luck St ELTHAM 3095 (VG)

Agent Comments

 3
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Price: \$1,000,000

Method: Sale

Date: 07/06/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 865 sqm approx



242 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$965,000

Method: Private Sale

Date: 27/04/2021

Property Type: House (Res)

Land Size: 791 sqm approx