

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

45 Dandallo Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/04/2020

to

31/03/2021

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 Stokes Pl, Eltham, Vic 3095, Australia	\$1,112,000	05/06/2021
2	142 Glen Park Rd ELTHAM NORTH 3095	\$999,000	13/04/2021
3			

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:

02/07/2021 13:56



 3  2  2

Property Type: HOUSE
Land Size: 1193 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2021: \$1,085,000

Comparable Properties

12 Stokes Pl, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 3  1  2

Price: \$1,112,000
Method:
Date: 05/06/2021
Property Type: House



**142 Glen Park Rd ELTHAM NORTH 3095
(REI/VG)**

Agent Comments

 3  2  2

Price: \$999,000
Method: Private Sale
Date: 13/04/2021
Property Type: House (Res)
Land Size: 1000 sqm approx

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.