

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

235 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2022

to 31/12/2022

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	1/234 Bolton St ELTHAM 3095	\$945,000	09/02/2023
2	13 Gordon Gr MONTMORENCY 3094	\$930,000	23/12/2022
3	6 Brae Ct MONTMORENCY 3094	\$930,000	27/01/2023

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:

06/04/2023 09:40

235 Bolton Street, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending December 2022: \$1,250,000



 4  2  2

Property Type: House

Land Size: 542 sqm approx

Agent Comments

Comparable Properties



1/234 Bolton St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$945,000

Method: Private Sale

Date: 09/02/2023

Property Type: House

Land Size: 577 sqm approx



13 Gordon Gr MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  3  2

Price: \$930,000

Method: Private Sale

Date: 23/12/2022

Property Type: House

Land Size: 733 sqm approx



6 Brae Ct MONTMORENCY 3094 (REI)

Agent Comments

 4  3  3

Price: \$930,000

Method: Private Sale

Date: 27/01/2023

Rooms: 10

Property Type: House (Res)

Land Size: 930 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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