

# 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

209 Bolton Street, Eltham Vic 3095

### Indicative selling price

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

Range between \$980,000 & \$1,020,000

### Median sale price

Median price \$1,189,000 Property Type House Suburb Eltham

Period - From 01/07/2022 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	199 Rattray Rd MONTMORENCY 3094	\$1,200,000	09/08/2023
2	22 Elmo Rd MONTMORENCY 3094	\$1,145,000	19/08/2023
3	14 Withers Way ELTHAM 3095	\$1,070,000	10/06/2023

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:

04/09/2023 12:43

209 Bolton Street, Eltham Vic 3095



 4  2  4

**Property Type:** House (Res)  
**Land Size:** 1274 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,020,000  
**Median House Price**  
Year ending June 2023: \$1,189,000

## Comparable Properties



**199 Rattray Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 09/08/2023  
**Property Type:** House  
**Land Size:** 1277 sqm approx



**22 Elmo Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

 5  3  3

**Price:** \$1,145,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 1086 sqm approx



**14 Withers Way ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  3  1

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 10/06/2023  
**Property Type:** House  
**Land Size:** 1026 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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