

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

28 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2022 to 31/03/2022 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	2/150 Bible St ELTHAM 3095	\$875,250	17/05/2022
2	21 Coolabah Dr ELTHAM 3095	\$855,000	21/02/2022
3	1/53 Railway Pde ELTHAM 3095	\$800,000	03/06/2022

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:

13/07/2022 11:46

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 3  2  1

Property Type: House
Land Size: 461 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
March quarter 2022: \$1,285,000

Comparable Properties



2/150 Bible St ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$875,250
Method: Private Sale
Date: 17/05/2022
Property Type: Unit
Land Size: 353 sqm approx



21 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  -

Price: \$855,000
Method: Private Sale
Date: 21/02/2022
Rooms: 4
Property Type: House (Res)
Land Size: 383 sqm approx



1/53 Railway Pde ELTHAM 3095 (REI)

Agent Comments

 3  1  1

Price: \$800,000
Method: Private Sale
Date: 03/06/2022
Rooms: 4
Property Type: House (Res)

Account - Barry Plant | P: (03) 9431 1243