

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

52 Dandallo Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$932,750

Property Type House

Suburb Eltham

Period - From 01/04/2019

to 31/03/2020

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	60 Banks Rd ELTHAM NORTH 3095	\$1,150,000	07/03/2020
2	60 Dandallo Dr ELTHAM 3095	\$1,120,000	30/11/2019
3	12 Fairdale Ct ELTHAM 3095	\$1,065,000	11/12/2019

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:

14/05/2020 14:55



 5  3  6

Property Type: House
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
Year ending March 2020: \$932,750

Comparable Properties



60 Banks Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,150,000
Method: Private Sale
Date: 07/03/2020
Property Type: House
Land Size: 2006 sqm approx



60 Dandallo Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 30/11/2019
Property Type: House
Land Size: 846 sqm approx



12 Fairdale Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,065,000
Method: Auction Sale
Date: 11/12/2019
Property Type: House
Land Size: 813 sqm approx