

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

8 DOBELL DRIVE ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Eltham

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

3 HUNTINGFIELD COURT ELTHAM VIC 3095	\$1,728,000	21-Mar-23
20 LAUREL HILL DRIVE ELTHAM NORTH VIC 3095	\$1,465,000	05-May-23
56 BANKS ROAD ELTHAM NORTH VIC 3095	\$1,675,000	01-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 08 June 2023



3 HUNTINGFIELD COURT ELTHAM VIC 3095

Sold Price **\$1,728,000** Sold Date **21-Mar-23**

 4  2  2

Distance **0.31km**



20 LAUREL HILL DRIVE ELTHAM NORTH VIC 3095

Sold Price ^{RS} **\$1,465,000** Sold Date **05-May-23**

 4  2  2

Distance **0.75km**



56 BANKS ROAD ELTHAM NORTH VIC 3095

Sold Price ^{RS} **\$1,675,000** ^{UN} Sold Date **01-Jun-23**

 5  2  3

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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