

# 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

199 Bolton Street, Eltham Vic 3095

### Indicative selling price

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

Range between \$750,000 & \$810,000

### Median sale price

Median price \$915,000 Property Type House Suburb Eltham

Period - From 01/01/2020 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	107 Napoleon St ELTHAM 3095	\$810,000	08/02/2020
2	9/167 Pitt St ELTHAM 3095	\$771,385	25/06/2020
3			

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: 13/07/2020 11:17



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 459 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$810,000  
**Median House Price**  
March quarter 2020: \$915,000

## Comparable Properties



**107 Napoleon St ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 08/02/2020  
**Property Type:** Unit  
**Land Size:** 364 sqm approx



**9/167 Pitt St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$771,385  
**Method:** Private Sale  
**Date:** 25/06/2020  
**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 550 sqm approx

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.