

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

60 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

&

\$1,200,000

Median sale price

Median price \$905,000

Property Type House

Suburb Eltham

Period - From 01/10/2018

to

30/09/2019

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	32 Calendonia Dr ELTHAM NORTH 3095	\$1,136,000	13/07/2019
2	7 Melissa Ct ELTHAM NORTH 3095	\$1,095,000	23/07/2019
3	20 Dandallo Dr ELTHAM 3095	\$1,081,000	17/08/2019

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:

20/11/2019 16:12



Property Type: House (Previously Occupied - Detached)
Land Size: 846 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending September 2019: \$905,000

Comparable Properties



32 Calendonia Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,136,000
Method: Private Sale
Date: 13/07/2019
Property Type: House (Res)
Land Size: 762 sqm approx



7 Melissa Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 23/07/2019
Property Type: House
Land Size: 844 sqm approx



20 Dandallo Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,081,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House (Res)
Land Size: 1210 sqm approx