

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

56 Dandallo Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$965,000 & \$1,025,000

Median sale price

Median price \$1,280,500 Property Type House Suburb Eltham

Period - From 01/10/2021 to 30/09/2022 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	92 Livingstone Rd ELTHAM 3095	\$1,090,000	22/11/2022
2	58 Dandallo Dr ELTHAM 3095	\$1,085,000	18/10/2022
3	83 Valonia Dr ELTHAM 3095	\$1,020,000	04/11/2022

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:

30/11/2022 09:44

56 Dandallo Drive, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$965,000 - \$1,025,000

Median House Price

Year ending September 2022: \$1,280,500



 4  2  3

Property Type: House

Land Size: 846 sqm approx

Agent Comments

Comparable Properties



92 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

 4  3  5

Price: \$1,090,000

Method: Private Sale

Date: 22/11/2022

Property Type: House

Land Size: 788 sqm approx



58 Dandallo Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,085,000

Method: Private Sale

Date: 18/10/2022

Property Type: House

Land Size: 856 sqm approx



83 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

 3  2  -

Price: \$1,020,000

Method: Private Sale

Date: 04/11/2022

Rooms: 7

Property Type: House (Res)

Land Size: 797 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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