

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

293 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$950,000

&

\$990,000

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	86 Napoleon St ELTHAM 3095	\$986,000	04/05/2020
2	2 Erswell Ct MONTMORENCY 3094	\$950,500	18/04/2020
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:

17/07/2020 10:26



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Property Type: House
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
Year ending March 2020: \$932,750

Comparable Properties



86 Napoleon St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$986,000
Method: Private Sale
Date: 04/05/2020
Property Type: House (Res)
Land Size: 606 sqm approx



2 Erswell Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  -

Price: \$950,500
Method: Private Sale
Date: 18/04/2020
Property Type: House
Land Size: 945 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.