

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

4/31 Dudley Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2020

to

31/03/2021

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	9/2 Parsons Rd, Eltham, Vic 3095, Australia	\$780,000	01/03/2021
2	9/38 Grove St ELTHAM 3095	\$800,000	10/04/2021
3	2/1123 Main Rd ELTHAM 3095	\$781,000	12/04/2021

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:

04/05/2021 15:36



3 2 2

Property Type: Townhouse (Res)

Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median House Price

Year ending March 2021: \$1,085,000

Comparable Properties

9/2 Parsons Rd, Eltham, Vic 3095, Australia (REI)

Agent Comments

3 3 2

Price: \$780,000

Method:

Date: 01/03/2021

Property Type: Townhouse (Single)



9/38 Grove St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Auction Sale

Date: 10/04/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 327 sqm approx



2/1123 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$781,000

Method: Private Sale

Date: 12/04/2021

Rooms: 5

Property Type: Townhouse (Res)