

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

2/2a Doodson Court, Eltham Vic 3095

Indicative selling price

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

Range between \$710,000

&

\$780,000

Median sale price

Median price \$650,000

House

Unit

X

Suburb Eltham

Period - From 01/04/2018

to

31/03/2019

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	26 Toorac Dr BRIAR HILL 3088	\$770,000	13/04/2019
2	53 Valonia Dr ELTHAM 3095	\$765,000	25/03/2019
3	25 Bainbridge Dr ELTHAM 3095	\$729,000	27/04/2019

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.

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Indicative Selling Price

\$710,000 - \$780,000

Median Unit Price

Year ending March 2019: \$650,000



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



26 Toorac Dr BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$770,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 782 sqm approx



53 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 25/03/2019

Rooms: -

Property Type: House

Land Size: 865 sqm approx

25 Bainbridge Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$729,000

Method: Auction Sale

Date: 27/04/2019

Rooms: 7

Property Type: House (Res)

Land Size: 836 sqm approx