

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

1/234 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,215,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2022

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	1/1166 Main Rd ELTHAM 3095	\$987,500	01/10/2022
2	16/167 Pitt St ELTHAM 3095	\$960,000	12/08/2022
3	231 Pitt St ELTHAM 3095	\$955,000	27/10/2022

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:

15/11/2022 17:11



4 2 2

Property Type: House
Land Size: 577 sqm approx
Agent Comments

Indicative Selling Price

\$950,000

Median House Price

September quarter 2022: \$1,215,000

Comparable Properties



1/1166 Main Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$987,500
Method: Auction Sale
Date: 01/10/2022
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



16/167 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 4

Price: \$960,000
Method: Private Sale
Date: 12/08/2022
Property Type: House
Land Size: 597 sqm approx



231 Pitt St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$955,000
Method: Auction Sale
Date: 27/10/2022
Property Type: House (Res)
Land Size: 799 sqm approx

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