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
112 Dalton Street, Eltham Vic 3095

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price	Property Type	Suburb
$1,085,000	House	Eltham

Period - From	to	Source
01/10/2020	31/12/2020	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.
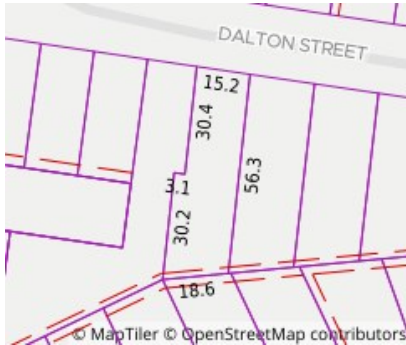
	Address of comparable property	Price	Date of sale
1	3 Abbey Mews ELTHAM 3095	$1,200,000	20/10/2020
2	10 Christine Av ELTHAM 3095	$1,120,000	12/12/2020
3	169 Rattray Rd MONTMORENCY 3094	$1,100,000	26/11/2020

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: 29/03/2021 15:59

CONSUMER AFFAIRS VICTORIA

112 Dalton Street, Eltham Vic 3095

🛏 4   🛁 -   🚗

Property Type: House (Previously Occupied - Detached)
Land Size: 973 approx. sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2020: $1,085,000

Comparable Properties

3 Abbey Mews ELTHAM 3095 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,200,000
Method: Private Sale
Date: 20/10/2020
Property Type: House
Land Size: 1032 sqm approx

Agent Comments

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10 Christine Av ELTHAM 3095 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,120,000
Method: Auction Sale
Date: 12/12/2020
Rooms: 7
Property Type: House (Res)
Land Size: 883 sqm approx

Agent Comments

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169 Rattray Rd MONTMORENCY 3094 (REI/VG)

🛏 4   🛁 3   🚗 4

Price: $1,100,000
Method: Private Sale
Date: 26/11/2020
Property Type: House
Land Size: 1179 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243