Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 41 Dandallo Drive, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,070,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/07/2020	to	30/09/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	79A Orchard Av ELTHAM NORTH 3095	\$1,185,000	26/06/2020
2			
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:

12/10/2020 12:58





Pina Kara

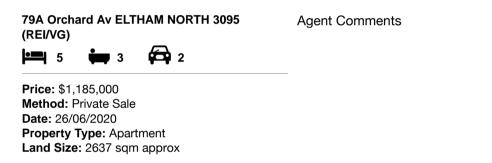




Property Type: House (Previously Occupied - Detached) Land Size: 1327 sqm approx Agent Comments 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2020: \$1,070,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

