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 206 Bolton Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,000,000							
Median sale price								
Median price	price \$1,230,000 Property Type House				Suburb Eltham			
Period - From	01/07/2024	to	30/09/2024	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 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	227 Old Eltham Rd LOWER PLENTY 3093	\$990,000	25/11/2024
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:

04/12/2024 14:32



voodards 🚾





Property Type: House **Land Size:** 987 sqm approx Agent Comments Jodi Longmore-Scott 9842 1188 0408 126 215 jlongmorescott@woodards.com.au

Indicative Selling Price \$1,000,000 Median House Price September guarter 2024: \$1,230,000

Agent Comments

pprox September

Comparable Properties



227 Old Eltham Rd LOWER PLENTY 3093 (REI)



Price: \$990,000 Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 815 sqm approx

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 - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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