

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

206 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median 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 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	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

Jodi Longmore-Scott

9842 1188

0408 126 215

jlongmorescott@woodards.com.au

Indicative Selling Price

\$1,000,000

Median House Price

September quarter 2024: \$1,230,000



2 2 2

Property Type: House

Land Size: 987 sqm approx

Agent Comments

Comparable Properties



227 Old Eltham Rd LOWER PLENTY 3093 (REI)

Agent Comments

3 1 2

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.