

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

193 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Eltham

Period - From 05/10/2022

to

04/10/2023

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	120 Sackville St MONTMORENCY 3094	\$1,100,000	11/09/2023
2	22 Calrossie Av MONTMORENCY 3094	\$1,040,000	23/09/2023
3	209 Bolton St ELTHAM 3095	\$988,000	20/09/2023

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:

05/10/2023 12:04



Property Type:
Divorce/Estate/Family Transfers
Land Size: 768 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
05/10/2022 - 04/10/2023: \$1,200,000

Comparable Properties



120 Sackville St MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$1,100,000
Method: Private Sale
Date: 11/09/2023
Property Type: House
Land Size: 972 sqm approx



22 Calrossie Av MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$1,040,000
Method: Private Sale
Date: 23/09/2023
Property Type: House
Land Size: 635 sqm approx



209 Bolton St ELTHAM 3095 (REI) **Agent Comments**



Price: \$988,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 1274 sqm approx

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