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 26 Dandallo Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,470,000								
Median sale price									
Median price	\$1,320,750	Property Type House]	Suburb Eltham			
Period - From	01/01/2024	to	31/03/2024	Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Regina Ct ELTHAM 3095	\$1,480,000	18/03/2024
2	12 Stamford Ct ELTHAM 3095	\$1,470,000	01/05/2024
3	79A Orchard Av ELTHAM NORTH 3095	\$1,460,000	20/05/2024

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:

21/06/2024 07:39





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Property Type: House Land Size: 855 sqm approx Agent Comments Indicative Selling Price \$1,470,000 Median House Price March quarter 2024: \$1,320,750

Comparable Properties

1 Regina Ct ELTHAM 3095 (REI/VG) 5 4 2 Price: \$1,480,000 Method: Private Sale Date: 18/03/2024 Property Type: House (Res) Land Size: 1211 sqm approx	Agent Comments
12 Stamford Ct ELTHAM 3095 (REI) 4 2 3 3 Price: \$1,470,000 Method: Private Sale Date: 01/05/2024 Rooms: 7 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments
79A Orchard Av ELTHAM NORTH 3095 (REI) 5 3 2 Price: \$1,460,000 Method: Private Sale Date: 20/05/2024 Property Type: House (Res) Land Size: 2662 sqm approx	Agent Comments

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



propertydata

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