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 58 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	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,277,500	Pro	Property Type House		ise	e		Eltham
Period - From	11/10/2021	to	10/10/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6 Abersham Ct ELTHAM 3095	\$1,200,000	21/09/2022
2	2 Ibsley Sq ELTHAM 3095	\$1,075,000	02/09/2022
3	4 Scenic Rise ELTHAM NORTH 3095	\$1,066,000	30/09/2022

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:

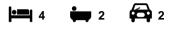
11/10/2022 11:01





Aaron Yeats





Property Type: House Land Size: 856 sqm approx Agent Comments

9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** 11/10/2021 - 10/10/2022: \$1,277,500

Comparable Properties



6 Abersham Ct ELTHAM 3095 (REI) 2 2



Price: \$1,200,000 Method: Private Sale Date: 21/09/2022 Property Type: House Land Size: 1034 sqm approx

2 Ibsley Sq ELTHAM 3095 (REI)

2

6 2

Agent Comments



Price: \$1,075,000 Method: Private Sale Date: 02/09/2022 Property Type: House

4

Agent Comments



4 Scenic Rise ELTHAM NORTH 3095 (REI)

Land Size: 819 sqm approx

Agent Comments



Price: \$1,066,000 Method: Private Sale Date: 30/09/2022 Rooms: 9 Property Type: House (Res) Land Size: 706 sqm approx

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



propertydata

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