

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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A 1.1	
Address	8/31 Dudley Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$740,000	&	\$790,000

Median sale price

Median price	\$690,000	Hou	Ise	Unit	Х	Suburb	Eltham
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

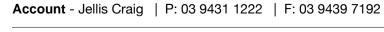
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/22 Livingstone Rd ELTHAM 3095	\$846,000	24/06/2017
2	2/5 Andrews St ELTHAM 3095	\$810,600	25/09/2017
3	4/155 Bible St ELTHAM 3095	\$780,000	21/06/2017

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.







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Rooms:

Property Type: Townhouse (Res) Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price \$740,000 - \$790,000 **Median Unit Price** Year ending September 2017: \$690,000

Comparable Properties



1/22 Livingstone Rd ELTHAM 3095 (REI)



Price: \$846,000 Method: Auction Sale Date: 24/06/2017 Rooms: 5

Property Type: Townhouse (Res) Land Size: 324 sqm approx

Agent Comments



2/5 Andrews St ELTHAM 3095 (REI)

3



Price: \$810.600 Method: Private Sale Date: 25/09/2017 Rooms: 5

Property Type: House

Agent Comments



4/155 Bible St ELTHAM 3095 (REI)



Price: \$780,000 Method: Private Sale Date: 21/06/2017

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

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





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