

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	8/31 Dudley Street, Eltham Vic 3095
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Indicative selling price

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

Range between	\$740,000	&	\$790,000
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Median sale price

Median price	\$690,000	House		Unit	X	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.

	Address 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.



3 3 2

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)

Agent Comments

3 2 2

Price: \$846,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 324 sqm approx



2/5 Andrews St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$810,600
Method: Private Sale
Date: 25/09/2017
Rooms: 5
Property Type: House



4/155 Bible St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$780,000
Method: Private Sale
Date: 21/06/2017
Rooms: 7
Property Type: Townhouse (Res)