

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

10 Dale Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$920,000

House

X

Unit

Suburb

Eltham North

Period - From 01/04/2017

to

31/03/2018

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	8 Dale Av ELTHAM NORTH 3095	\$930,550	22/02/2018
2	208 Progress Rd ELTHAM NORTH 3095	\$875,000	30/04/2018
3	12 Progress Rd ELTHAM NORTH 3095	\$865,573	02/12/2017

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 2 2

Rooms:

Property Type:

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

Year ending March 2018: \$920,000

Comparable Properties



8 Dale Av ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 4

Price: \$930,550

Method: Private Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx



208 Progress Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 3 2

Price: \$875,000

Method: Sold Before Auction

Date: 30/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 781 sqm approx



12 Progress Rd ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$865,573

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 848 sqm approx