

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

2 DUNBARTON DRIVE ELTHAM NORTH VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham North

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 43 DUNBARTON DRIVE ELTHAM NORTH VIC 3095 | \$970,000 | 23-Feb-24 |
| 15 ARCADIA WAY ELTHAM NORTH VIC 3095 | \$1,000,000 | 03-Feb-24 |
| 29 PINE AVENUE BRIAR HILL VIC 3088 | \$1,040,000 | 23-Jan-24 |

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 6 months.~~

This Statement of Information was prepared on: 14 May 2024



43 DUNBARTON DRIVE ELTHAM NORTH VIC 3095

3 2 2

Sold Price

\$970,000

Sold Date **23-Feb-24**

Distance **0.35km**



15 ARCADIA WAY ELTHAM NORTH VIC 3095

4 2 2

Sold Price

^{RS} **\$1,000,000**

Sold Date **03-Feb-24**

Distance **1.52km**



29 PINE AVENUE BRIAR HILL VIC 3088

4 2 2

Sold Price

\$1,040,000

Sold Date **23-Jan-24**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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