## 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 4/77 Dalton Street, Eltham Vic 3095

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$795,000		&		\$860,000			
Median sale pr	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/2 Robert St MONTMORENCY 3094	\$840,000	09/10/2023
2	3/5 Mccarthy Gr MONTMORENCY 3094	\$836,000	23/09/2023
3	10 Walsh St ELTHAM 3095	\$800,000	13/05/2023

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:

26/10/2023 11:06









Rooms: 5 Property Type: Unit Land Size: 267 sqm approx Agent Comments

**Indicative Selling Price** \$795,000 - \$860,000 **Median Unit Price** Year ending September 2023: \$745,000

# **Comparable Properties**



1/2 Robert St MONTMORENCY 3094 (REI) **-** 3

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Price: \$840,000 Method: Private Sale Date: 09/10/2023 Property Type: Unit Land Size: 308 sqm approx

3/5 Mccarthy Gr MONTMORENCY 3094 (REI) Agent Comments



Price: \$836,000 Method: Auction Sale Date: 23/09/2023 Property Type: Townhouse (Res) Land Size: 305 sqm approx



10 Walsh St ELTHAM 3095 (REI)



Price: \$800,000 Method: Private Sale Date: 13/05/2023 Property Type: House Land Size: 356 sqm approx

#### Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 94321444



propertydata

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