

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

1/236 Bolton Street, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Eltham

Period - From 13/02/2023 to 12/02/2024 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	73 Reichelt Av MONTMORENCY 3094	\$1,015,000	26/09/2023
2	3/141 Sherbourne Rd MONTMORENCY 3094	\$1,007,000	09/11/2023
3			

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: 13/02/2024 15:42

1/236 Bolton Street, Eltham Vic 3095

**Jellis
Craig**

John Le Gros
03 9439 1222
0422 608 038

johnlegros@jellisrcraig.com.au



 4  2  0

Rooms: 6
Property Type: House (Res)
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price

\$980,000 - \$1,020,000

Median House Price

13/02/2023 - 12/02/2024: \$1,200,000

Comparable Properties



73 Reichelt Av MONTMORENCY 3094 (REI/VG) Agent Comments

 3  1  2

Price: \$1,015,000
Method: Private Sale
Date: 26/09/2023
Property Type: House (Res)
Land Size: 702 sqm approx



3/141 Sherbourne Rd MONTMORENCY 3094 (REI/VG) Agent Comments

 3  2  1

Price: \$1,007,000
Method: Auction Sale
Date: 09/11/2023
Property Type: House (Res)
Land Size: 597 sqm approx

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.

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



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