## 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	50 Dandallo Drive, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$860,000	&	\$910,000

# Median sale price

Median price	\$1,092,500	Hou	ıse X	Unit		Suburb	Eltham
Period - From	01/01/2018	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.

Add	dress of comparable property	Price	Date of sale
1	59 Balmoral Cirt ELTHAM 3095	\$955,000	17/03/2018
2	30 Arcadia Way ELTHAM NORTH 3095	\$922,000	07/04/2018
3	49 Leane Dr ELTHAM 3095	\$881,444	01/05/2018

#### 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.

Account - Jellis Craig | P: 03 94321444





Generated: 22/05/2018 17:29









Property Type: House (Previously

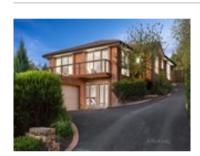
Occupied - Detached) Land Size: 846 sqm approx

**Agent Comments** 

Team Wolfe/Hawke 94321444 0402316333 deanwolfe@jelliscraig.com.au

**Indicative Selling Price** \$860,000 - \$910,000 **Median House Price** March quarter 2018: \$1,092,500

# Comparable Properties



59 Balmoral Cirt ELTHAM 3095 (REI)





Price: \$955.000 Method: Private Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 3700 sqm approx **Agent Comments** 



30 Arcadia Way ELTHAM NORTH 3095 (REI)









**Agent Comments** 

Price: \$922,000 Method: Auction Sale Date: 07/04/2018 Rooms: 8

Property Type: House (Res) Land Size: 1082 sqm approx



49 Leane Dr ELTHAM 3095 (REI)

4







Price: \$881,444 Method: Private Sale Date: 01/05/2018

Rooms: -

Property Type: House (Res) Land Size: 924 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 94321444





Generated: 22/05/2018 17:29