

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

50 Dandallo Drive, Eltham Vic 3095

Indicative selling priceFor 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

House

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.

	Address 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.~~



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 846 sqm approx
Agent Comments

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

Comparable Properties



59 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 3700 sqm approx



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)

Agent Comments



Price: \$881,444
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 924 sqm approx