

# 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 152 Bolton Street, Eltham, VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$700,000

&

\$770,000

### Median sale price

Median price

\$950,000

Property Type

House

Suburb

Eltham (3095)

Period - From

01/06/2019

to

01/06/2020

Source

Realestate

### Comparable property sales

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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
46 ALMA STREET, LOWER PLENTY VIC 3093	\$780,000	08/02/2020
385 MAIN ROAD, MONTMORENCY VIC 3094	\$799,000	22/01/2020
3 KIRWANA GROVE, MONTMORENCY VIC 3094	\$720,000	07/12/2019

This Statement of Information was prepared on: 15/06/2020