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

18 Brentwood Rise, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,450,000		&		\$1,590,000				
Median sale price									
Median price	\$1,292,500	Pro	Property Type Hous		se		Suburb	Eltham	
Period - From	19/04/2021	to	18/04/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	38 Porter St ELTHAM 3095	\$1,610,000	19/03/2022
2	48 Glenister Dr ELTHAM 3095	\$1,565,000	26/03/2022
3	9 Bushland Ct ELTHAM 3095	\$1,550,000	15/02/2022

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:

19/04/2022 13:07



Mc**Grath**





Property Type: House Agent Comments

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

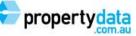
Indicative Selling Price \$1,450,000 - \$1,590,000 Median House Price 19/04/2021 - 18/04/2022: \$1,292,500

Comparable Properties

38 Porter St ELTHAM 3095 (REI) 4 3 2 Price: \$1,610,000 Method: Private Sale Date: 19/03/2022 Property Type: House Land Size: 700 sqm approx	Agent Comments
48 Glenister Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,565,000 Method: Private Sale Date: 26/03/2022 Property Type: House Land Size: 898 sqm approx	Agent Comments
9 Bushland Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,550,000 Method: Private Sale Date: 15/02/2022 Rooms: 7 Property Type: House (Res) Land Size: 660 sqm approx	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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