

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 between \$1,450,000

&

\$1,590,000

Median sale price

Median price \$1,292,500

Property Type House

Suburb Eltham

Period - From 19/04/2021

to

18/04/2022

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	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

18 Brentwood Rise, Eltham Vic 3095

McGrath

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



5 3 2

Property Type: House

Agent Comments

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)

Agent Comments

4 3 2

Price: \$1,610,000

Method: Private Sale

Date: 19/03/2022

Property Type: House

Land Size: 700 sqm approx



48 Glenister Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,565,000

Method: Private Sale

Date: 26/03/2022

Property Type: House

Land Size: 898 sqm approx



9 Bushland Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Private Sale

Date: 15/02/2022

Rooms: 7

Property Type: House (Res)

Land Size: 660 sqm approx

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



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