

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

14 Bainbridge Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,075,000

Median sale price

Median price \$1,189,000

Property Type House

Suburb Eltham

Period - From 01/07/2022

to

30/06/2023

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.

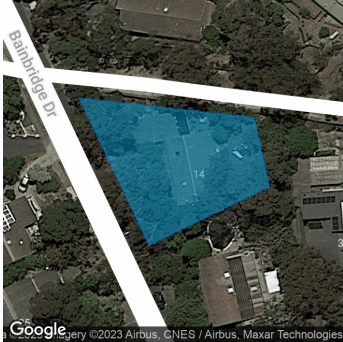
	Address of comparable property	Price	Date of sale
1	21 Foster Rd ELTHAM 3095	\$1,100,000	30/05/2023
2	52 Valonia Dr ELTHAM 3095	\$1,070,000	03/04/2023
3	126 Brougham St ELTHAM 3095	\$991,000	25/03/2023

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:

31/08/2023 17:54



3 1 2

Property Type: House (Res)

Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,075,000

Median House Price

Year ending June 2023: \$1,189,000

Comparable Properties



21 Foster Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 30/05/2023

Property Type: House (Res)

Land Size: 825 sqm approx



52 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 802 sqm approx



126 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$991,000

Method: Private Sale

Date: 25/03/2023

Property Type: House

Land Size: 865 sqm approx