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

31 Bainbridge Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,540,000		&		\$1,620,000					
Median sale p	rice									
Median price	\$1,205,000	Pro	operty Type	Hou	ISE		Suburb	Eltham		
Period - From	11/02/2023	to	10/02/2024		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.

Add	dress of comparable property	Price	Date of sale
1	13 Barriedale Ct ELTHAM 3095	\$1,658,000	14/10/2023
2	27 Diosma Rd ELTHAM 3095	\$1,650,000	16/12/2023
3	5 Abersham Ct ELTHAM 3095	\$1,585,000	02/11/2023

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:

11/02/2024 08:48









Property Type: House Land Size: 911 sqm approx Agent Comments Indicative Selling Price \$1,540,000 - \$1,620,000 Median House Price 11/02/2023 - 10/02/2024: \$1,205,000

Comparable Properties



Price: \$1,658,000 Method: Private Sale Date: 14/10/2023 Property Type: House Land Size: 1050 sqm approx 27 Diosma Rd ELTHAM 3095 (REI)

•**•**6



13 Barriedale Ct ELTHAM 3095 (REI/VG)

2 2

Price: \$1,650,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 990 sqm approx

Agent Comments

Agent Comments

27 Diosma Rd Eltham was a similar size and age home however offered mostly single level accommodation

13 Barriedale Ct Eltham was a larger home with self contained unit however offered less character and no garage accommodation



Price: \$1,585,000 Method: Private Sale Date: 02/11/2023

5 Abersham Ct ELTHAM 3095 (REI)

Date: 02/11/2023 Property Type: House (Res) Land Size: 857 sqm approx

Agent Comments

5 Abersham Ct, Eltham offered no car accommodation

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.