## 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)

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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

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