

## 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

12 BAINBRIDGE DRIVE ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

House

Suburb

Eltham

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

7 RENSHAW DRIVE ELTHAM VIC 3095	\$953,000	19-Sep-23
93 VALONIA DRIVE ELTHAM VIC 3095	\$1,188,000	13-May-23
41 FRANK STREET ELTHAM VIC 3095	\$965,000	05-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 13 October 2023



**7 RENSHAW DRIVE ELTHAM VIC 3095**

 3  2  2

Sold Price

<sup>RS</sup>

**\$953,000**

Sold Date

**19-Sep-23**

Distance

**0.52km**



**93 VALONIA DRIVE ELTHAM VIC 3095**

 4  3  2

Sold Price

**\$1,188,000**

Sold Date

**13-May-23**

Distance

**0.67km**



**41 FRANK STREET ELTHAM VIC 3095**

 4  1  2

Sold Price

**\$965,000**

Sold Date

**05-Aug-23**

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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