

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

5 RENSHAW DRIVE ELTHAM VIC 3095

Indicative selling price

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

Single Price

or range
between

\$1,800,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

House

Suburb

Eltham

Period-from

01 Nov 2022

to

31 Oct 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

24 VIEW HILL CRESCENT ELTHAM VIC 3095	\$1,961,000	14-Sep-23
73 KALBAR ROAD ELTHAM VIC 3095	\$1,750,000	07-Jul-23
4 BAINBRIDGE DRIVE ELTHAM VIC 3095	\$1,592,000	22-Jul-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: 14 November 2023



24 VIEW HILL CRESCENT ELTHAM VIC 3095

Sold Price

^{RS}

\$1,961,000

Sold Date

14-Sep-23

 4  2  4

Distance

1.62km



73 KALBAR ROAD ELTHAM VIC 3095

Sold Price

\$1,750,000

Sold Date

07-Jul-23

 5  2  2

Distance

1.83km



4 BAINBRIDGE DRIVE ELTHAM VIC 3095

Sold Price

\$1,592,000

Sold Date

22-Jul-23

 5  2  2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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