# 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 Glenister Drive, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,050,000		&		\$1,150,0	00		
Median sale p	rice							
Median price	\$1,265,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	7 Cronus Ct ELTHAM 3095	\$1,150,000	18/01/2024
2	22 Glenister Dr ELTHAM 3095	\$1,120,000	13/12/2023
3	15 Shalbury Av ELTHAM 3095	\$1,000,000	20/12/2023

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.

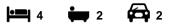
This Statement of Information was prepared on:

08/03/2024 09:35









Property Type: House Land Size: 818 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2023: \$1,265,000

# **Comparable Properties**

ise ac	7 Cronus Ct ELTHAM 3095 (REI/VG)	Agent Comments
	<b>Price:</b> \$1,150,000 <b>Method:</b> Private Sale <b>Date:</b> 18/01/2024	
	Property Type: House (Res) Land Size: 785 sqm approx	
	22 Glenister Dr ELTHAM 3095 (REI/VG)	Agent Comments
	Price: \$1,120,000 Method: Auction Sale	
	Date: 13/12/2023	
- Aberes	Property Type: House (Res) Land Size: 785 sqm approx	
	15 Shalbury Av ELTHAM 3095 (REI)	Agent Comments
	<b>  </b> 3 <b> </b>   1 <b> -</b> -	
	Price: \$1,000,000	
	Method: Auction Sale	
	Date: 20/12/2023	
	Property Type: House (Res) Land Size: 949 sqm approx	

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



Propertydata

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