

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

3 Bainbridge Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$930,000

House

X

Unit

Suburb

Eltham

Period - From

01/01/2017

to

31/12/2017

Source

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.

	Address of comparable property	Price	Date of sale
1	69 Wycliffe Cr ELTHAM 3095	\$930,000	14/10/2017
2	11 Marlow PI ELTHAM 3095	\$920,000	07/10/2017
3	216 Progress Rd ELTHAM NORTH 3095	\$910,000	16/07/2017

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.

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 4  2  2

Rooms:
Property Type: House
Land Size: 888 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
Year ending December 2017: \$930,000

Comparable Properties



69 Wycliffe Cr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$930,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 785 sqm approx



11 Marlow Pl ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price: \$920,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 964 sqm approx



216 Progress Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$910,000
Method: Private Sale
Date: 16/07/2017
Rooms: 8
Property Type: House (Res)
Land Size: 786 sqm approx