

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 Eltham Glen, Derrimut Vic 3026

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$745,000 Property Type House Suburb Derrimut

Period - From 01/01/2023 to 31/12/2023 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	125 Lennon Pwy DERRIMUT 3026	\$865,000	24/10/2023
2	11 Manderston Av DERRIMUT 3026	\$820,000	20/09/2023
3			

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: 16/01/2024 11:29



Property Type: Land
Land Size: 613 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$890,000
Median House Price
 Year ending December 2023: \$745,000

3 Eltham Glen offers 5 bedrooms plus study and double storey compared to the comparable sales.

Comparable Properties



125 Lennon Pwy DERRIMUT 3026 (REI)



Agent Comments

Single Storey and only 4 bedrooms

Price: \$865,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 573 sqm approx



11 Manderston Av DERRIMUT 3026 (REI/VG)



Agent Comments

Single Storey, inferior quality and only 4 bedrooms.

Price: \$820,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 648 sqm approx

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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