

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 Glencairn Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Eltham North

Period - From 01/07/2022 to 30/06/2023 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	16 Macdhui Av ELTHAM NORTH 3095	\$918,000	05/08/2023
2	1/54 Banks Rd ELTHAM NORTH 3095	\$900,000	28/07/2023
3	39 Dunbarton Dr ELTHAM NORTH 3095	\$876,000	13/07/2023

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:

28/09/2023 12:32



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Property Type: House
Land Size: 571 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median House Price
Year ending June 2023: \$1,190,000

Comparable Properties



16 Macdhui Av ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 -

Price: \$918,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 544 sqm approx



1/54 Banks Rd ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Sold Before Auction
Date: 28/07/2023
Property Type: House (Res)
Land Size: 580 sqm approx



39 Dunbarton Dr ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$876,000
Method: Private Sale
Date: 13/07/2023
Property Type: House
Land Size: 552 sqm approx

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