

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Eltham

Period - From 01/04/2023 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	24 View Hill Cr ELTHAM 3095	\$1,961,000	14/09/2023
2	73 Kalbar Rd ELTHAM 3095	\$1,750,000	03/08/2023
3	4 Bainbridge Dr ELTHAM 3095	\$1,592,000	22/07/2023

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:

11/10/2023 17:08



 4  2  2

Property Type: House (Res)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
June quarter 2023: \$1,180,000

Comparable Properties



24 View Hill Cr ELTHAM 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,961,000

Method: Auction Sale

Date: 14/09/2023

Property Type: House (Res)

Land Size: 895 sqm approx



73 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,750,000

Method: Private Sale

Date: 03/08/2023

Property Type: House

Land Size: 855 sqm approx



4 Bainbridge Dr ELTHAM 3095 (REI)

Agent Comments

 5  2  2

Price: \$1,592,000

Method: Auction Sale

Date: 22/07/2023

Rooms: 8

Property Type: House (Res)

Land Size: 957 sqm approx

Account - Barry Plant | P: (03) 9431 1243