

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

52 Malabar Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 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	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023
2	73 Arthur St ELTHAM 3095	\$1,285,000	07/12/2023
3	12 Bainbridge Dr ELTHAM 3095	\$1,222,000	30/10/2023

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:

07/03/2024 11:39



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Property Type: House
Land Size: 818 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2023: \$1,265,000

Comparable Properties



24 Glenister Dr ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$1,350,000
Method: Auction Sale
Date: 14/10/2023
Rooms: 7
Property Type: House (Res)
Land Size: 797 sqm approx



73 Arthur St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$1,285,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 872 sqm approx



12 Bainbridge Dr ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$1,222,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 816 sqm approx