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 betweer	een \$1,200,000		&		\$1,300,000					
Median sale price										
Median price	\$1,265,000	Pro	Property Type Hou		se		Suburb	Eltham		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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) 4 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 14/10/2023 Rooms: 7 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments
73 Arthur St ELTHAM 3095 (REI/VG) 4 2 - Price: \$1,285,000 Method: Private Sale Date: 07/12/2023 Property Type: House Land Size: 872 sqm approx	Agent Comments
12 Bainbridge Dr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,222,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 816 sqm approx	Agent Comments

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





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