

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

7 Glenister Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,320,750 Property Type House Suburb Eltham

Period - From 01/01/2024 to 31/03/2024 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	22 Glenister Dr ELTHAM 3095	\$1,120,000	13/12/2023
2	14 Glenister Dr ELTHAM 3095	\$1,110,000	04/04/2024
3	94 Brougham St ELTHAM 3095	\$961,000	14/03/2024

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:

01/05/2024 13:55



 4
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  2

Property Type: House
Land Size: 793 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,070,000
Median House Price
 March quarter 2024: \$1,320,750

Comparable Properties



22 Glenister Dr ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$1,120,000
Method: Auction Sale
Date: 13/12/2023
Property Type: House (Res)
Land Size: 785 sqm approx



14 Glenister Dr ELTHAM 3095 (REI)

Agent Comments

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Price: \$1,110,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 818 sqm approx



94 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

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  2
  2

Price: \$961,000
Method: Private Sale
Date: 14/03/2024
Rooms: 7
Property Type: House (Res)
Land Size: 578 sqm approx

Account - Barry Plant | P: 03 9842 8888