## 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

48 Ryans Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$895,000								
Median sale price									
Median price	\$1,300,000	Pro	operty Type Hou	ISE	Suburb	Eltham			
Period - From	01/07/2023	to	30/06/2024	Sourc	e 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.

Ad	dress of comparable property	Price	Date of sale
1	33 Dudley St ELTHAM 3095	\$910,000	18/03/2024
2	33 Mayona Rd MONTMORENCY 3094	\$899,000	23/01/2024
3	10 Green PI ELTHAM 3095	\$890,000	06/03/2024

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:

22/07/2024 12:19



48 Ryans Road, Eltham Vic 3095



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





**Property Type:** House **Land Size:** 836 sqm approx Agent Comments Indicative Selling Price \$895,000 Median House Price Year ending June 2024: \$1,300,000

# **Comparable Properties**



33 Dudley St ELTHAM 3095 (VG)



Price: \$910,000 Method: Sale Date: 18/03/2024 Property Type: House (Res) Land Size: 256 sqm approx Agent Comments



33 Mayona Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$899,000 Method: Private Sale Date: 23/01/2024 Property Type: House Land Size: 807 sqm approx



10 Green PI ELTHAM 3095 (REI/VG)



Price: \$890,000 Method: Private Sale Date: 06/03/2024 Property Type: House Land Size: 476 sqm approx Agent Comments

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



propertydata

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