

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

127 Ryans Road, ELTHAM NORTH, VIC 3095

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham north

Period - From

06/06/2024

to

05/12/2024

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4 Gleneagle Way Eltham Vic 3095	\$1,475,000	26/09/2024
2	15a Price Avenue Montmorency Vic 3094	\$1,410,000	21/09/2024
3	73 Mountain View Road Montmorency Vic 3094	\$1,500,000	26/10/2024

This Statement of Information was prepared on:

06/12/2024