

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	24 Ryans Road, Eltham Vic 3095
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Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$860,500	House	X	Unit		Suburb	Eltham
Period - From	01/04/2017	to	30/06/2017	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	47 Acheron Cr ELTHAM NORTH 3095	\$890,000	27/05/2017
2	1/22 Livingstone Rd ELTHAM 3095	\$846,000	24/06/2017
3	1/23 Cecil St ELTHAM 3095	\$840,000	25/03/2017

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.~~



3 2 2

Rooms:
Property Type: House (New - Detached)
Land Size: 386 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 June quarter 2017: \$860,500

Comparable Properties



47 Acheron Cr ELTHAM NORTH 3095 (REI) Agent Comments

4 2 2

Price: \$890,000
Method: Private Sale
Date: 27/05/2017
Rooms: 5
Property Type: House
Land Size: 687 sqm approx



1/22 Livingstone Rd ELTHAM 3095 (REI) Agent Comments

3 2 2

Price: \$846,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 324 sqm approx



1/23 Cecil St ELTHAM 3095 (REI/VG) Agent Comments

3 2 2

Price: \$840,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 314 sqm approx