

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

32 Ramptons Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Eltham North

Period - From 01/10/2021

to

31/12/2021

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	7 Calendonia Dr ELTHAM NORTH 3095	\$1,250,000	18/12/2021
2	24 York St ELTHAM 3095	\$1,230,000	20/12/2021
3	42 Dunbarton Dr ELTHAM NORTH 3095	\$1,200,000	01/12/2021

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:

02/02/2022 10:43

32 Ramptons Road, Eltham North Vic 3095

**Jellis
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2021: \$1,350,000

32 Ramptons Road, Eltham North



Rooms: 7

Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



7 Calendon Dr ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 18/12/2021

Rooms: 5

Property Type: House (Res)

Land Size: 547 sqm approx



24 York St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 20/12/2021

Property Type: House

Land Size: 768 sqm approx



**42 Dunbarton Dr ELTHAM NORTH 3095
(REI/VG)**

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 01/12/2021

Rooms: 4

Property Type: House (Res)

Land Size: 644 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.