

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

193 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price*

Median price \$600,000 Property Type Vacant land Suburb Eltham

Period - From 08/02/2023 to 08/02/2024 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	10 Murrays PI ELTHAM NORTH 3095	\$600,000	09/08/2023
2	49 Wattletree Rd ELTHAM NORTH 3095	\$595,000	15/02/2024
3			

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: 02/04/2024 11:24



Property Type: Land
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median Vacant Land Price *
08/02/2023 - 08/02/2024: \$600,000
* Agent calculated median

Comparable Properties



10 Murrays PI ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/08/2023
Property Type: Land
Land Size: 704 sqm approx

49 Wattletree Rd ELTHAM NORTH 3095 (VG) Agent Comments



Price: \$595,000
Method: Sale
Date: 15/02/2024
Property Type: Land
Land Size: 786 sqm approx

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.

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