

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 142 Ryans Road, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,020,000 & \$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median price \$867,500

*House Y

*Unit

Suburb Eltham North

Period - From 01 May 2016 to 01 May 2017

Source Core Logic

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
1 102 Glen Park Rd, Eltham North	\$1,021,500	06/04/2017
2 144 Progress Rd, Eltham North	\$1,070,000	22/04/2017
3 132 Glen Park Rd, Eltham North	\$1,160,000	05/03/2017

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.