## 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	2 Tanya Way, Eltham Vic 3095
Including suburb and	,
postcode	

#### Indicative selling price

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

Range between \$1,480,000	&	\$1,580,000
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### Median sale price

Median price	\$1,265,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	21 Eucalyptus Rd ELTHAM 3095	\$1,610,000	24/10/2024
2	107 Ryans Rd ELTHAM NORTH 3095	\$1,525,000	07/10/2024
3	34 Sherbrooke St ELTHAM NORTH 3095	\$1,580,000	04/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/01/2025 13:26













Rooms: 8

Property Type: House Land Size: 2694 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,480,000 - \$1,580,000 **Median House Price** Year ending September 2024: \$1,265,000

# Comparable Properties



21 Eucalyptus Rd ELTHAM 3095 (REI)





Price: \$1,610,000 Method: Private Sale Date: 24/10/2024 Property Type: House Land Size: 4640 sqm approx **Agent Comments** 

This home offered a larger land holding as is above the price range

107 Ryans Rd ELTHAM NORTH 3095 (REI)









Agent Comments



Price: \$1,525,000 Method: Private Sale Date: 07/10/2024 Property Type: House

Land Size: 1992 sqm approx

34 Sherbrooke St ELTHAM NORTH 3095 (REI/VG)







Price: \$1,580,000 Method: Private Sale Date: 04/09/2024

Property Type: House (Res) Land Size: 2021 sqm approx **Agent Comments** 

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