

## 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

1/105 RYANS ROAD ELTHAM NORTH VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham North

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

2 SHALBURY AVENUE ELTHAM VIC 3095	\$1,426,000	07-May-24
50 RYANS ROAD ELTHAM VIC 3095	\$1,420,000	03-May-24
129 RYANS ROAD ELTHAM NORTH VIC 3095	\$1,300,000	13-Sep-24

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 6 months.~~

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**2 SHALBURY AVENUE ELTHAM VIC 3095** Sold Price **\$1,426,000** Sold Date **07-May-24**

4 2 2

Distance **1.53km**



**50 RYANS ROAD ELTHAM VIC 3095** Sold Price **\$1,420,000** Sold Date **03-May-24**

3 2 2

Distance **0.37km**



**129 RYANS ROAD ELTHAM NORTH VIC 3095** Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **13-Sep-24**

4 2 2

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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