

## 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

70 Ryans Road Eltham 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

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,162,000

Property type

House

Suburb

Eltham

Period-from

01 Jan 2021

to

31 Dec 2021

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

34 Acheron Crescent Eltham North VIC 3095

\$1,400,000

26-Jun-21

15 Nerreman Gateway Eltham VIC 3095

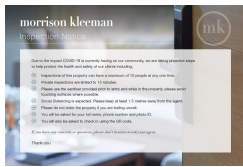
\$1,340,000

15-Jul-21

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.

This Statement of Information was prepared on: 10 January 2022



## 34 Acheron Crescent Eltham North VIC 3095

Sold Price

**\$1,400,000**

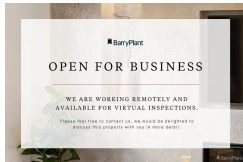
Sold Date

**26-Jun-21**

4 2 2

Distance

**0.85km**



## 15 Nerreman Gateway Eltham VIC 3095

Sold Price

**\$1,340,000**

Sold Date

**15-Jul-21**

5 2 2

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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