

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

143-145 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,720,000

&

\$1,760,000

Median sale price

Median price \$1,160,000

Property Type House

Suburb Eltham North

Period - From 03/10/2022

to

02/10/2023

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	3 Messmate Rise ELTHAM NORTH 3095	\$1,750,000	20/04/2023
2	167 Ryans Rd ELTHAM NORTH 3095	\$1,700,000	31/08/2023
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:

03/10/2023 12:15



5 3 2

Property Type: House
Land Size: 1732 sqm approx
Agent Comments

Indicative Selling Price
\$1,720,000 - \$1,760,000
Median House Price
03/10/2022 - 02/10/2023: \$1,160,000

Comparable Properties



3 Messmate Rise ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Private Sale
Date: 20/04/2023
Rooms: 9
Property Type: House (Res)
Land Size: 1534 sqm approx



167 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 5

Price: \$1,700,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 2263 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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