### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	107 Ryans Road, Eltham North Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
-			

#### Median sale price

Median price	\$1,250,000	Pro	perty Type	louse		Suburb	Eltham North
Period - From	01/07/2023	to	30/06/2024	9	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

	aress of comparable property	1 1100	Date of Sale
1	34 Sherbrooke St ELTHAM NORTH 3095	\$1,580,000	06/09/2024
2	11 Dale Av ELTHAM NORTH 3095	\$1,485,000	25/06/2024
3	18 Allison Cr ELTHAM NORTH 3095	\$1,450,000	29/04/2024

#### 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:	17/09/2024 11:38



Date of sale



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**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** Year ending June 2024: \$1,250,000





Rooms: 6

Property Type: House Land Size: 1991 sqm approx

**Agent Comments** 

## Comparable Properties



34 Sherbrooke St ELTHAM NORTH 3095 (REI)





Price: \$1,580,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 2021 sqm approx



11 Dale Av ELTHAM NORTH 3095 (REI/VG)



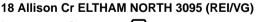


Price: \$1,485,000 Method: Private Sale Date: 25/06/2024 Rooms: 6

Property Type: House (Res) Land Size: 1258 sqm approx Agent Comments

**Agent Comments** 

**Agent Comments** 





Price: \$1,450,000 Method: Private Sale Date: 29/04/2024 Rooms: 7

Property Type: House (Res) Land Size: 1135 sqm approx

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