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

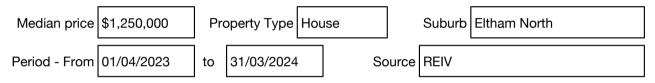
191 Ryans Road, Eltham North Vic 3095

Indicative selling price

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Single price \$2,350,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	57 Weidlich Rd ELTHAM NORTH 3095	\$2,280,000	23/03/2024
2	5 Renshaw Dr ELTHAM 3095	\$2,105,000	18/11/2023
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:

06/05/2024 09:05





Pina Kara



Property Type: House Land Size: 1012 sqm approx Agent Comments

9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$2,350,000 **Median House Price** Year ending March 2024: \$1,250,000

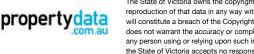
Comparable Properties

57 Weidlich Rd ELTHAM NORTH 3095 (REI) 4 3 3 3 Price: \$2,280,000 Method: Private Sale Date: 23/03/2024 Property Type: House Land Size: 815 sqm approx	Agent Comments
5 Renshaw Dr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$2,105,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 864 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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