Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	134 Ryans Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,180,000	Pro	pperty Type H	ouse		Suburb	Eltham
Period - From	01/04/2023	to	30/06/2023	s	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

7,01	aress of comparable property	1 1100	Date of Sale
1	27 Glen Park Rd ELTHAM NORTH 3095	\$1,331,000	21/03/2023
2	23 Glen Park Rd ELTHAM NORTH 3095	\$980,000	06/03/2023
3	31 Brixton Av ELTHAM NORTH 3095	\$920,000	03/04/2023

OR

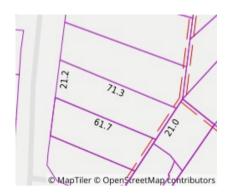
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/08/2023 12:50



Date of sale







Property Type: House **Land Size:** 1365 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2023: \$1,180,000

Comparable Properties

27 Glen Park Rd ELTHAM NORTH 3095 (REI)

4 3 **-** 1 **-**

Price: \$1,331,000 **Method:** Private Sale **Date:** 21/03/2023

Property Type: House (Res) Land Size: 2004 sqm approx **Agent Comments**



23 Glen Park Rd ELTHAM NORTH 3095

(REI/VG)

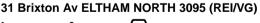
= 3 **=** 1 **=**

Price: \$980,000 Method: Private Sale Date: 06/03/2023

Property Type: House (Res) **Land Size:** 2005 sqm approx

Agent Comments

Agent Comments









Price: \$920,000 Method: Private Sale Date: 03/04/2023 Property Type: House Land Size: 1018 sqm approx

Account - Barry Plant | P: (03) 9431 1243



