

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

8/311 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,241,000

Property Type

House

Suburb

Eltham North

Period - From

01/01/2021

to

31/12/2021

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	2/358 St Helena Rd ELTHAM NORTH 3095	\$855,000	16/12/2021
2	2/17 Glen Katherine Dr ST HELENA 3088	\$850,000	03/11/2021
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:

04/03/2022 13:19



4 2 2

Property Type: Townhouse
(Single)
Land Size: 394 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending December 2021: \$1,241,000

Comparable Properties



**2/358 St Helena Rd ELTHAM NORTH 3095
(REI/VG)**

3 2 2

Price: \$855,000
Method: Auction Sale
Date: 16/12/2021
Rooms: 6
Property Type: Unit

Agent Comments

Single level home set further away from the main road. Considered superior to the subject property overall.



**2/17 Glen Katherine Dr ST HELENA 3088
(REI/VG)**

3 2 2

Price: \$850,000
Method: Private Sale
Date: 03/11/2021
Property Type: Townhouse (Res)
Land Size: 227 sqm approx

Agent Comments

Newer property than the subject property, and one of just two homes on the block. Despite there being no formal garage, we would still consider this property superior to the subject.

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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