

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 32 Ramptons Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,355,000 Property Type House Suburb Eltham North

Period - From 01/04/2024 to 30/06/2024 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	109 Rattray Rd MONTMORENCY 3094	\$1,295,000	17/08/2024
2	1184 Main Rd ELTHAM 3095	\$1,300,000	20/05/2024
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: 04/09/2024 09:31



 3  2  2

Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



109 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$1,295,000

Method: Private Sale

Date: 17/08/2024

Property Type: House

Land Size: 877 sqm approx



1184 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,300,000

Method: Private Sale

Date: 20/05/2024

Rooms: 8

Property Type: House (Res)

Land Size: 715 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.