## 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 betweer	n \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,355,000	Pro	Property Type		House		Suburb	Eltham North
Period - From	01/04/2024	to	30/06/2024		So	urce	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 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	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**<sup>\*</sup> 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



32 Ramptons Road, Eltham North Vic 3095







Property Type: House Land Size: 790 sqm approx Agent Comments Pina Kara 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2024: \$1,355,000

# **Comparable Properties**

109 Rattray Rd MONTMORENCY 3094 (REI) 3 2 2 2 Price: \$1,295,000 Method: Private Sale Date: 17/08/2024 Property Type: House Land Size: 877 sqm approx	Agent Comments
1184 Main Rd ELTHAM 3095 (REI/VG) 3 2 3 3 Price: \$1,300,000 Method: Private Sale Date: 20/05/2024 Rooms: 8 Property Type: House (Res) Land Size: 715 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

propertydata



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