

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

50 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 31/12/2023 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	16 York St ELTHAM 3095	\$1,502,000	18/11/2023
2	9 Elmo Rd MONTMORENCY 3094	\$1,435,000	21/12/2023
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:

04/04/2024 09:44



Property Type: House

Land Size: 821 sqm approx

Agent Comments

Comparable Properties



16 York St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,502,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 976 sqm approx



9 Elmo Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,435,000

Method: Private Sale

Date: 21/12/2023

Property Type: House (Res)

Land Size: 651 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.