# 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	51 Ramptons Road, Eltham North Vic 3095
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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### Median sale price

Median price	\$1,309,500	Pro	perty Type	House		Suburb	Eltham North
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	38 Glen Park Rd ELTHAM NORTH 3095	\$1,300,000	19/11/2024
2	88 Scenic Cr ELTHAM NORTH 3095	\$1,389,000	20/09/2024
3	37 Buena Vista Dr MONTMORENCY 3094	\$1,300,000	06/09/2024

#### OR

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

This Statement of Information was prepared on:	31/01/2025 12:27





Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2024: \$1,309,500



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**Property Type:** House **Land Size:** 994 sqm approx

**Agent Comments** 

# Comparable Properties



38 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

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Price: \$1,300,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 2186 sqm approx Agent Comments



88 Scenic Cr ELTHAM NORTH 3095 (REI/VG)

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**Price:** \$1,389,000 **Method:** Private Sale **Date:** 20/09/2024

Property Type: House (Res) Land Size: 2293 sqm approx **Agent Comments** 



37 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

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Price: \$1,300,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 702 sgm approx

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Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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