

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

1/311 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Eltham North

Period - From

01/07/2021

to

30/06/2022

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	2/1 Parry Rd ELTHAM NORTH 3095	\$841,000	08/09/2022
2	1/1 Parry Rd ELTHAM NORTH 3095	\$805,000	07/07/2022
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:

03/10/2022 12:19

1/311 Ryans Road, Eltham North Vic 3095

**Jellis
Craig**

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



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 628 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median House Price
Year ending June 2022: \$1,320,000

Comparable Properties



2/1 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$841,000
Method: Private Sale
Date: 08/09/2022
Property Type: Townhouse (Res)



1/1 Parry Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$805,000
Method: Private Sale
Date: 07/07/2022
Property Type: Townhouse (Res)

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



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