## 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	25 Laurison 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 \$1,540,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$1,540,000	&	\$1,640,000
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#### Median sale price

Median price	\$1,205,000	Pro	perty Type	House		Suburb	Eltham North
Period - From	15/01/2023	to	14/01/2024		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	167 Ryans Rd ELTHAM NORTH 3095	\$1,700,000	31/08/2023
2	7 Orchard Av ELTHAM NORTH 3095	\$1,650,000	12/11/2023
3	14 St Andrews Ct ELTHAM NORTH 3095	\$1,515,000	24/07/2023

#### 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:	15/01/2024 13:32











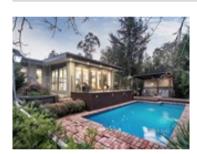


Property Type: House Land Size: 882 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,540,000 - \$1,640,000 **Median House Price** 15/01/2023 - 14/01/2024: \$1,205,000

## Comparable Properties



#### 167 Ryans Rd ELTHAM NORTH 3095 (REI)







Price: \$1,700,000 Method: Private Sale Date: 31/08/2023 Property Type: House Land Size: 2263 sqm approx

#### Agent Comments

Ryans Road offered a larger block of land however the home was smaller internally



#### 7 Orchard Av ELTHAM NORTH 3095 (REI)







Price: \$1,650,000 Method: Private Sale Date: 12/11/2023 Property Type: House Land Size: 1910 sqm approx

#### Agent Comments

Orchard Avenue offered a larger block of land however Laurison Road has been completely

renovated in comparison



#### 14 St Andrews Ct ELTHAM NORTH 3095 (REI)

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Price: \$1,515,000

Date: 24/07/2023 Property Type: House (Res) Land Size: 732 sqm approx

Method: Private Sale

Agent Comments

St Andrews Court did not have a pool

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