

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

68 Ryans Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham

Period - From

01/07/2023

to

30/06/2024

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	Price	Date of sale
1	129 Ryans Rd ELTHAM NORTH 3095	\$1,300,000	13/09/2024
2	154 Reichelt Av MONTMORENCY 3094	\$1,235,000	28/08/2024
3	44 Manning Rd ELTHAM NORTH 3095	\$1,300,000	21/08/2024

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:

02/10/2024 10:44



 4  2  2

Property Type: House
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000
Median House Price
Year ending June 2024: \$1,300,000

Comparable Properties



129 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 805 sqm approx



154 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,235,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: House (Res)
Land Size: 735 sqm approx



44 Manning Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 791 sqm approx

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