

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

2/311 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$795,500

Property Type

Unit

Suburb

Eltham North

Period - From

04/05/2022

to

03/05/2023

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	1/18 Fyffe St DIAMOND CREEK 3089	\$830,000	17/02/2023
2	1/8 Brooks Cr DIAMOND CREEK 3089	\$825,000	04/04/2023
3	2/14 Marian Ct ELTHAM NORTH 3095	\$786,000	16/03/2023

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:

04/05/2023 14:25

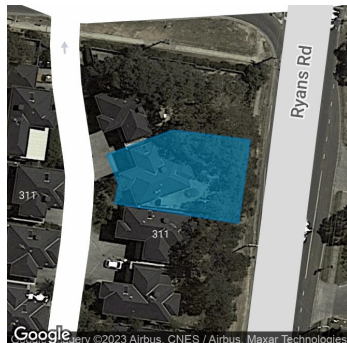
2/311 Ryans Road, Eltham North Vic 3095

**Jellis
Craig**

Scott Nugent

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scottnugent@jellisrcraig.com.au



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

04/05/2022 - 03/05/2023: \$795,500

Comparable Properties



1/18 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 17/02/2023

Property Type: Unit

Land Size: 363 sqm approx



1/8 Brooks Cr DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$825,000

Method: Private Sale

Date: 04/04/2023

Property Type: Townhouse (Single)

Land Size: 240 sqm approx



2/14 Marian Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 3  1  2

Price: \$786,000

Method: Private Sale

Date: 16/03/2023

Property Type: Unit

Land Size: 382 sqm approx

Close proximity to Ryans Road but missing the second bathroom

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



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