## 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

50 Ryans Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,265,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths 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	16 York St ELTHAM 3095	\$1,502,000	18/11/2023
2	9 Elmo Rd MONTMORENCY 3094	\$1,435,000	21/12/2023
3			

OR

**B**<sup>\*</sup> 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:

04/04/2024 09:44





Aaron Yeats





Property Type: House Land Size: 821 sqm approx Agent Comments

9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** December quarter 2023: \$1,265,000

# **Comparable Properties**

16 York St ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$1,502,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 976 sqm approx	Agent Comments
9 Elmo Rd MONTMORENCY 3094 (REI/VG) 4 2 2 2 Price: \$1,435,000 Method: Private Sale Date: 21/12/2023 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments

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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