

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

3/311 Ryans Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$846,000 Property Type Unit Suburb Eltham North

Period - From 01/09/2023 to 31/08/2024 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	6/4 Coniston St DIAMOND CREEK 3089	\$840,000	05/04/2024
2			
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:

01/09/2024 09:06

3/311 Ryans Road, Eltham North Vic 3095

Kylie McGrath
03 9435 8866
0417 856 698

kylie.mcgrath@raywhite.com



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$890,000

Median Unit Price

01/09/2023 - 31/08/2024: \$846,000

Comparable Properties



**6/4 Coniston St DIAMOND CREEK 3089
(REI/VG)**

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 05/04/2024

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 305 sqm approx

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 - Ray White Eltham | P: 03 9431 3425



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