

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 21 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,365,000 House X Unit Suburb Research

Period - From 01/01/2017 to 31/12/2017 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	2 Duke Ret ELTHAM 3095	\$1,770,000	29/09/2017
2	6 Fleming Ct RESEARCH 3095	\$1,650,000	16/01/2018
3	4 Marconi Ct RESEARCH 3095	\$1,540,000	09/12/2017

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.



5 3 6

Rooms:

Property Type: House (Res)

Land Size: 4026.557 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2017: \$1,365,000

Comparable Properties



2 Duke Ret ELTHAM 3095 (REI)

5 3 4

Agent Comments

Price: \$1,770,000

Method: Private Sale

Date: 29/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 6170 sqm approx



6 Fleming Ct RESEARCH 3095 (REI)

5 3 3

Agent Comments

Price: \$1,650,000

Method: Private Sale

Date: 16/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 4000 sqm approx



4 Marconi Ct RESEARCH 3095 (REI)

4 2 3

Agent Comments

Price: \$1,540,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 4032 sqm approx