

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

9a Nicholson Close, Research Vic 3095

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$1,367,500

Property Type House

Suburb Research

Period - From 01/04/2021

to 31/03/2022

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 White Gum PI RESEARCH 3095	\$905,000	26/11/2021
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:

23/05/2022 14:00



 3  2  2

Property Type: House (Res)

Land Size: 459 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending March 2022: \$1,367,500

Comparable Properties



2 White Gum PI RESEARCH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$905,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: Townhouse (Res)

Land Size: 357 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.

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