

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

53 Margaret Street, Research Vic 3095

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

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	4 Landscape Ct ELTHAM 3095	\$1,775,000	23/03/2022
2	33-35 Zig Zag Rd ELTHAM 3095	\$1,740,000	13/11/2021
3	61 Zig Zag Rd ELTHAM 3095	\$1,710,000	05/04/2022

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:

21/04/2022 10:08



4 2 2

Property Type: House
Land Size: 5592 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending March 2022: \$1,367,500

Comparable Properties



4 Landscape Ct ELTHAM 3095 (REI)

4 2 -

Price: \$1,775,000
Method: Private Sale
Date: 23/03/2022
Property Type: House
Land Size: 3029 sqm approx

Agent Comments

Slightly above our price range



33-35 Zig Zag Rd ELTHAM 3095 (REI)

4 2 2

Price: \$1,740,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 4016 sqm approx

Agent Comments



61 Zig Zag Rd ELTHAM 3095 (REI)

4 3 2

Price: \$1,710,000
Method: Private Sale
Date: 05/04/2022
Property Type: House
Land Size: 1681 sqm approx

Agent Comments

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