

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

15 Nicholson Close, Research Vic 3095

Indicative selling price

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

Range between

\$1,200,000

&

\$1,280,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Research

Period - From

28/07/2019

to

27/07/2020

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 | 129 Thompson Cr RESEARCH 3095 | \$1,270,000 | 24/03/2020 |
| 2 | 134 Thompson Cr RESEARCH 3095 | \$1,250,000 | 06/05/2020 |
| 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:

28/07/2020 15:14



 4  3  1

Property Type: House
Land Size: 985 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,280,000
Median House Price
28/07/2019 - 27/07/2020: \$1,100,000

Comparable Properties



129 Thompson Cr RESEARCH 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,270,000
Method: Private Sale
Date: 24/03/2020
Property Type: House
Land Size: 859 sqm approx



134 Thompson Cr RESEARCH 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Private Sale
Date: 06/05/2020
Property Type: House (Res)
Land Size: 822 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.