

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

2/1554 Main Road, Research Vic 3095

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Research

Period - From 01/01/2022 to 31/12/2022 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	6 Barrel Rise ELTHAM 3095	\$885,000	15/12/2022
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: 28/02/2023 11:15

2/1554 Main Road, Research Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$840,000 - \$890,000

Median House Price

Year ending December 2022: \$1,560,000



3 2 2

Property Type: Unit

Land Size: 362 sqm approx

Agent Comments

Comparable Properties



6 Barrel Rise ELTHAM 3095 (REI)

3 2 2

Price: \$885,000

Method: Private Sale

Date: 15/12/2022

Rooms: 5

Property Type: House (Res)

Land Size: 286 sqm approx

Agent Comments

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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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