## 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

7 Caltowie Court, Research Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,390,000		&		\$1,520,0	00		
Median sale price								
Median price	\$1,440,000	Pro	operty Type	Hou	se		Suburb	Research
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Ilinga Ct ELTHAM 3095	\$1,565,000	02/11/2024
2	1 Darkan Ct ELTHAM 3095	\$1,360,000	16/10/2024
3	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024

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:

27/02/2025 10:24









Property Type: House Land Size: 898 sqm approx Agent Comments Indicative Selling Price \$1,390,000 - \$1,520,000 Median House Price December quarter 2024: \$1,440,000

# **Comparable Properties**

4 llinga Ct ELTHAM 3095 (REI/VG)   4 3 4   Price: \$1,565,000   Method: Private Sale   Date: 02/11/2024   Property Type: House (Res)   Land Size: 1564 sqm approx	Agent Comments
1 Darkan Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,360,000 Method: Private Sale Date: 16/10/2024 Property Type: House (Res) Land Size: 900 sqm approx	Agent Comments
2 Echidna Rd ELTHAM 3095 (REI/VG) 5 3 2 Price: \$1,520,000 Method: Private Sale Date: 02/09/2024 Property Type: House (Res) Land Size: 1265 sqm approx	Agent Comments

#### Account - Barry Plant | P: (03) 9431 1243



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