

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

24 Gumtree Road, Research Vic 3095

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Research

Period - From 01/04/2020

to 31/03/2021

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	14 Huntingfield Ct, Eltham, Vic 3095, Australia	\$2,850,000	22/06/2021
2	37 Lavender Park Rd, Eltham, Vic 3095, Australia	\$3,300,000	01/05/2021
3	348 Reynolds Rd RESEARCH 3095	\$3,035,000	21/06/2021

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:

01/07/2021 09:39



 5  3 

Property Type: House
Land Size: 6985 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
Year ending March 2021: \$1,250,000

Comparable Properties

14 Huntingfield Ct, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 4  2  9

Price: \$2,850,000
Method:
Date: 22/06/2021
Property Type: House

37 Lavender Park Rd, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 4  2  4

Price: \$3,300,000
Method:
Date: 01/05/2021
Property Type: House



348 Reynolds Rd RESEARCH 3095 (REI) **Agent Comments**

 6  2  9

Price: \$3,035,000
Method: Private Sale
Date: 21/06/2021
Property Type: House
Land Size: 7983 sqm approx