

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

77 Maroong Drive, Research Vic 3095

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Research

Period - From 01/10/2021

to 31/12/2021

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	6 Artists Hill ELTHAM 3095	\$1,830,001	14/01/2022
2	19 Echidna Rd ELTHAM 3095	\$1,800,000	16/12/2021
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:

23/02/2022 15:13



Property Type:

Agent Comments

Comparable Properties



6 Artists Hill ELTHAM 3095 (REI)

Agent Comments



Price: \$1,830,001

Method: Private Sale

Date: 14/01/2022

Property Type: House

Land Size: 1244 sqm approx



19 Echidna Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 16/12/2021

Property Type: House

Land Size: 911 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.