

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

35 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Research

Period - From 10/08/2022 to 09/08/2023 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	1580 Main Rd RESEARCH 3095	\$1,970,000	22/06/2023
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: 10/08/2023 13:06



4 2 4

Property Type: House

Land Size: 20234.3 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median House Price

10/08/2022 - 09/08/2023: \$1,570,000

Comparable Properties



1580 Main Rd RESEARCH 3095 (REI)

5 2 4

Price: \$1,970,000

Method: Private Sale

Date: 22/06/2023

Rooms: 9

Property Type: House (Res)

Land Size: 4000 sqm approx

Agent Comments

Has 80% less land but has a pool

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.

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