

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

11 Ingrams Road, Research Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,490,000

Property Type House

Suburb Research

Period - From 01/07/2021

to 30/06/2022

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	4 Howell Ct RESEARCH 3095	\$1,250,000	28/05/2022
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:

03/10/2022 10:16

11 Ingrams Road, Research Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2022: \$1,490,000



 4  2  3

Property Type:

Divorce/Estate/Family Transfers

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



4 Howell Ct RESEARCH 3095 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,250,000

Method: Private Sale

Date: 28/05/2022

Property Type: House

Land Size: 712 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.

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



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