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

33 Maroong Drive, Research Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,610,000	Pro	operty Type	Hou	se		Suburb	Research
Period - From	01/04/2022	to	31/03/2023		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	472 Reynolds Rd RESEARCH 3095	\$1,265,000	20/04/2023
2	15 Griffin Ct ELTHAM 3095	\$1,257,000	12/04/2023
3	4/13 Piper Cr ELTHAM 3095	\$1,250,000	14/03/2023

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:

17/05/2023 13:17





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Property Type: House (Res) **Land Size:** 1627 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2023: \$1,610,000

Comparable Properties



472 Reynolds Rd RESEARCH 3095 (REI)



Price: \$1,265,000 Method: Private Sale Date: 20/04/2023 Property Type: House (Res) Land Size: 2994 sqm approx



15 Griffin Ct ELTHAM 3095 (REI)



Price: \$1,257,000 Method: Private Sale Date: 12/04/2023 Property Type: House Land Size: 836 sqm approx

4/13 Piper Cr ELTHAM 3095 (REI)



Price: \$1,250,000 Method: Private Sale Date: 14/03/2023 Property Type: House Land Size: 997 sqm approx Agent Comments

Agent Comments

Agent Comments

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





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