

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,610,000

Property Type House

Suburb Research

Period - From 01/04/2022

to 31/03/2023

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	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



 4  3  2

**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)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 4  2  4

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 14/03/2023

**Property Type:** House

**Land Size:** 997 sqm approx