

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Ingrams Road, Research Vic 3095

Indicative selling price

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

Range between

\$880,000

&

\$950,000

Median sale price

Median price

\$1,064,000

Property Type

House

Suburb

Research

Period - From

01/07/2018

to

30/06/2019

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	47 Maroong Dr ELTHAM 3095	\$950,000	02/04/2019
2	32 Ingrams Rd RESEARCH 3095	\$945,100	27/08/2019
3	4 Long Valley Way ELTHAM 3095	\$905,000	04/04/2019

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:

16/09/2019



 4  2  2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
Year ending June 2019: \$1,064,000

Comparable Properties



47 Maroong Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 02/04/2019
Property Type: House
Land Size: 1259 sqm approx



32 Ingrams Rd RESEARCH 3095 (REI)

Agent Comments

 4  2  2

Price: \$945,100
Method: Expression of Interest
Date: 27/08/2019
Rooms: 7
Property Type: House



4 Long Valley Way ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$905,000
Method: Private Sale
Date: 04/04/2019
Property Type: House (Res)
Land Size: 1086 sqm approx