

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

3 Ambassador Rise, Research Vic 3095

Indicative selling price

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

Range between \$1,120,000

&

\$1,220,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Research

Period - From 01/10/2023

to 30/09/2024

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	8 Cameron Ct ELTHAM 3095	\$1,225,000	07/09/2024
2	7 Eurah Pl ELTHAM 3095	\$1,155,000	09/07/2024
3	5 Booth Ct ELTHAM 3095	\$1,160,000	18/06/2024

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1331 sqm approx
Agent Comments

Indicative Selling Price
\$1,120,000 - \$1,220,000
Median House Price
Year ending September 2024: \$1,515,000

Comparable Properties



8 Cameron Ct ELTHAM 3095 (REI)

4 3 2

Price: \$1,225,000
Method: Private Sale
Date: 07/09/2024
Rooms: 8
Property Type: House (Res)
Land Size: 1149 sqm approx

Agent Comments

This home is slightly above the estimated price range but offers much bigger living zones



7 Eurah PI ELTHAM 3095 (REI/VG)

4 2 4

Price: \$1,155,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 1070 sqm approx

Agent Comments



5 Booth Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: \$1,160,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 745 sqm approx

Agent Comments

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