

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

23 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between

\$1,400,000

&

\$1,450,000

Median sale price

Median price

\$967,550

Property Type

House

Suburb

Research

Period - From

01/10/2018

to

30/09/2019

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	32 Brenda Rd RESEARCH 3095	\$1,501,500	10/09/2019
2	48 Brenda Rd RESEARCH 3095	\$1,372,500	23/09/2019
3	25 Belinda Av RESEARCH 3095	\$1,325,000	21/11/2019

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:

14/01/2020 12:16



4 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 3052 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
Year ending September 2019: \$967,550

Comparable Properties



32 Brenda Rd RESEARCH 3095 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,501,500
Method: Private Sale
Date: 10/09/2019
Property Type: House
Land Size: 5391 sqm approx

48 Brenda Rd RESEARCH 3095 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,372,500
Method: Private Sale
Date: 23/09/2019
Property Type: House
Land Size: 4523 sqm approx



25 Belinda Av RESEARCH 3095 (REI)

[Agent Comments](#)

6 3 3

Price: \$1,325,000
Method: Private Sale
Date: 21/11/2019
Rooms: 9
Property Type: House (Res)
Land Size: 3962 sqm approx