Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

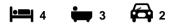
Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		23 Ingrams Road, Research Vic 3095										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Single price \$1,450,000												
Median sale price												
Median price \$1		\$1,687,	500	Property Type House Su				Suburb	Research			
Period	d - From	01/04/2	024	to 30/06/2024 Source REIV					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									Pi	rice	Date of sale	
1												
2												
3												
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:									07/08/2024 12:49		









Rooms: 6 Property Type: House Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 Median House Price June quarter 2024: \$1,687,500

Comparable Properties

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.

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