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

15 Shorts Road, Research Vic 3095

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-----|-------------|-----|-------------|------|----------|----------|
| Range betwee | n \$1,600,000 | | & | | \$1,760,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,541,000 | Pro | operty Type | Hou | se | | Suburb | Research |
| Period - From | 04/03/2024 | to | 03/03/2025 | | So | urce | Property | / Data |

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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-------------|--------------|
| 1 | 10 Kinbrae Dr RESEARCH 3095 | \$1,950,000 | 26/02/2025 |
| 2 | 10 Eva St RESEARCH 3095 | \$2,000,000 | 20/11/2024 |
| 3 | 400 Mount Pleasant Rd ELTHAM 3095 | \$1,685,250 | 16/10/2024 |

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:

04/03/2025 10:47









Property Type: Houe Agent Comments

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price 04/03/2024 - 03/03/2025: \$1,541,000

Comparable Properties

| SOLD | 10 Kinbrae Dr RESEARCH 3095 (REI) 10 Kinbrae Dr RESEARCH 3095 (REI) | Agent Comments 27,357 m |
|------|---|----------------------------|
| | 10 Eva St RESEARCH 3095 (REI/VG) 4 3 2 Price: \$2,000,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 4046.86 sqm approx | Agent Comments |
| | 400 Mount Pleasant Rd ELTHAM 3095 (REI/VG) → 3 → 2 → - Price: \$1,685,250 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 7506 sqm approx | Agent Comments |

Account - Atria Real Estate



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