

# 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 Woodhill Close, Research Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,650,000

### Median sale price

Median price \$1,570,000

Property Type House

Suburb Research

Period - From 01/10/2022

to 31/12/2022

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 | 12 Woodridge Ct ELTHAM 3095    | \$1,600,000 | 28/12/2022   |
| 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:

12/04/2023 09:46



 4  2  3

**Property Type:** House  
**Land Size:** 6297 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,650,000  
**Median House Price**  
December quarter 2022: \$1,570,000

## Comparable Properties



**12 Woodridge Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 28/12/2022  
**Property Type:** House (Res)  
**Land Size:** 1115 sqm approx

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.