Statement of Information

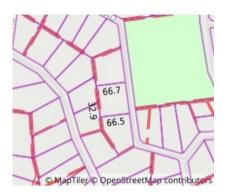
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale									
Address Including suburb and postcode		ı	17 Brinkkotter Road, Research Vic 3095								
Indicat	tive selling pr	ice									
For the	meaning of this	price see	e con	sumer.vic.go	ov.au/ı	underquo	ting				
Range	e between \$1,7	50,000		&		\$1,850,0	1,850,000				
Media	n sale price										
Median price \$1,440,		0,000	Property Type		Hous	se		Suburb	Research		
Period - From 01/10/2		/2024	to 31/12/2024		ţ	Sc	ource REIV				
Compa	arable proper	ty sales	(*De	elete A or B	belo	w as ap _l	plica	ble)			
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								F	Price	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 S	tatem	ent of Inform	nation	was nren	ared	on: \Box	14/00/00	OF 14:0F	









Property Type: House **Land Size:** 4695 sqm approx Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price December quarter 2024: \$1,440,000

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.

Account - Barry Plant | P: (03) 9431 1243



