

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

133 Thompson Crescent, Research Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,290,000

Property Type House

Suburb Research

Period - From 01/04/2021

to

30/06/2021

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 Stokes Pl ELTHAM 3095 | \$1,112,000 | 13/06/2021 |
| 2 | 20 Raglan Rd RESEARCH 3095 | \$1,090,000 | 17/04/2021 |
| 3 | 7 Pickwood Rise RESEARCH 3095 | \$1,085,000 | 07/08/2021 |

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:

23/08/2021 14:49

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2021: \$1,290,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1084 sqm approx

Agent Comments

Comparable Properties



12 Stokes PI ELTHAM 3095 (REI)

Agent Comments



Price: \$1,112,000

Method: Auction Sale

Date: 13/06/2021

Property Type: House (Res)

Land Size: 1094 sqm approx



20 Raglan Rd RESEARCH 3095 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 935 sqm approx



7 Pickwood Rise RESEARCH 3095 (REI)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Land Size: 1132 sqm approx

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