

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

71 Maroong Drive, Research Vic 3095

Indicative selling price

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

Range between \$1,550,000

&

\$1,595,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Research

Period - From 17/08/2021

to 16/08/2022

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	4 Victoria Cl ELTHAM 3095	\$1,600,000	06/08/2022
2	11 Cudgee Ct RESEARCH 3095	\$1,520,000	04/08/2022
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:

17/08/2022 11:16



4 2 4

Property Type: House
Land Size: 1264 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,595,000
Median House Price
17/08/2021 - 16/08/2022: \$1,385,000

Comparable Properties



4 Victoria Ct ELTHAM 3095 (REI)

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 06/08/2022
Property Type: House
Land Size: 1224 sqm approx

Agent Comments



11 Cudgee Ct RESEARCH 3095 (REI)

4 2 2

Price: \$1,520,000
Method: Private Sale
Date: 04/08/2022
Property Type: House (Res)
Land Size: 2263 sqm approx

Agent Comments

Smaller house and less garaging

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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192