

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

3/14 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,482,500 Property Type House Suburb Research

Period - From 01/01/2024 to 31/12/2024 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	2/7 Andrews St ELTHAM 3095	\$913,000	07/12/2024
2	1/21 Frank St ELTHAM 3095	\$840,000	21/08/2024
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: 28/01/2025 11:58



3 2 2

Property Type: Townhouse

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



2/7 Andrews St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$913,000

Method: Private Sale

Date: 07/12/2024

Property Type: House

Land Size: 318 sqm approx



1/21 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$840,000

Method: Private Sale

Date: 21/08/2024

Property Type: House (Res)

Land Size: 518 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.