# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/14 Research-Warrandyte Road, Research Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$850,000		&		\$920,000				
Median sale price									
Median price	\$1,482,500	Pro	Property Type		House		Suburb	Research	
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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





Aaron Yeats





**Property Type:** Townhouse **Land Size:** 297 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$920,000 Median House Price Year ending December 2024: \$1,482,500

# **Comparable Properties**

2/7 Andrews St ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$913,000 Method: Private Sale Date: 07/12/2024 Property Type: House Land Size: 318 sqm approx	Agent Comments
1/21 Frank St ELTHAM 3095 (REI/VG)   Image: 3 Image: 1 Image: 2   Price: \$840,000   Method: Private Sale   Date: 21/08/2024   Property Type: House (Res)   Land Size: 518 sqm approx	Agent Comments

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

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