

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

11 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between

\$1,525,000

&

\$1,575,000

Median sale price

Median price

\$1,398,169

Property Type

House

Suburb

Research

Period - From

01/04/2023

to

31/03/2024

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	162 Allendale Rd ELTHAM 3095	\$1,610,000	11/04/2024
2	22 Shalbury Av ELTHAM 3095	\$1,560,000	20/02/2024
3	105 Overbank Rd ELTHAM 3095	\$1,500,000	04/12/2023

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:

18/05/2024 13:21

11 Research-Warrandyte Road, Research Vic 3095



4 2 4

Property Type: House
Land Size: 4059 sqm approx
Agent Comments

Indicative Selling Price
\$1,525,000 - \$1,575,000
Median House Price
Year ending March 2024: \$1,398,169

Comparable Properties



162 Allendale Rd ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$1,610,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 4000 sqm approx



22 Shalbury Av ELTHAM 3095 (REI)

Agent Comments

5 2 -

Price: \$1,560,000
Method: Private Sale
Date: 20/02/2024
Property Type: House (Res)
Land Size: 2000 sqm approx



105 Overbank Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Private Sale
Date: 04/12/2023
Property Type: House (Res)
Land Size: 24281.14 sqm approx

Account - Jellis Craig | P: 03 94598111



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