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 39 Maroong Drive, Research Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,400,000				

Median sale price

Median price	\$1,440,000	Pro	perty Type Hou	ISE	Suburb	Research
Period - From	01/10/2024	to	31/12/2024	Sour	rce 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.

Ade	dress of comparable property	Price	Date of sale
1	14 Pickwood Rise RESEARCH 3095	\$1,330,000	11/12/2024
2	3 Ambassador Rise RESEARCH 3095	\$1,440,000	28/11/2024
3	2 Cameron Ct ELTHAM 3095	\$1,411,000	12/10/2024

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:

17/03/2025 14:21









Property Type: House Land Size: 1949 sqm approx Agent Comments Indicative Selling Price \$1,400,000 Median House Price December quarter 2024: \$1,440,000

Comparable Properties

14 Pickwood Rise RESEARCH 3095 (REI/VG) 14 1 1	Agent Comments
3 Ambassador Rise RESEARCH 3095 (REI/VG) 4 2 2 Price: \$1,440,000 Method: Auction Sale Date: 28/11/2024 Property Type: House (Res) Land Size: 1333 sqm approx	Agent Comments
2 Cameron Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,411,000 Method: Private Sale Date: 12/10/2024 Property Type: House Land Size: 858 sqm approx	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.