

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

42 Maroong Drive, Research Vic 3095

Indicative selling price

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

Range between \$1,875,000

&

\$1,975,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb Research

Period - From 01/10/2021

to 30/09/2022

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	430 Reynolds Rd RESEARCH 3095	\$1,950,000	07/09/2022
2			
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:

09/11/2022 11:37

42 Maroong Drive, Research Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,875,000 - \$1,975,000

Median House Price

Year ending September 2022: \$1,527,500



 4  2  2

Property Type: House

Land Size: 3270 sqm approx

Agent Comments

Comparable Properties

430 Reynolds Rd RESEARCH 3095 (REI)

Agent Comments

 4  2  6

Price: \$1,950,000

Method: Private Sale

Date: 07/09/2022

Rooms: 9

Property Type: House (Res)

Land Size: 4259 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.

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



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