## 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	9 Morelle Street, Research Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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### Median sale price

Median price	\$1,610,000	Pro	perty Type	House		Suburb	Research
Period - From	01/04/2022	to	30/06/2022		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

Address of comparable property		Price	Date of sale
1	112 Thompson Cr RESEARCH 3095	\$1,535,000	21/05/2022
2	7 Cityview Ct ELTHAM 3095	\$1,527,000	28/06/2022
3	43 Milborne Cr ELTHAM 3095	\$1,525,000	11/03/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/08/2022 09:56
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Rooms: 7

Property Type: House Land Size: 1083 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** June guarter 2022: \$1,610,000

# Comparable Properties



112 Thompson Cr RESEARCH 3095 (REI)

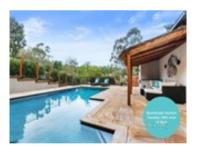




Price: \$1,535,000 Method: Auction Sale Date: 21/05/2022

Property Type: House (Res) Land Size: 778 sqm approx

**Agent Comments** 



7 Cityview Ct ELTHAM 3095 (REI)







Price: \$1,527,000 Method: Auction Sale Date: 28/06/2022

Property Type: House (Res) Land Size: 1222 sqm approx Agent Comments



43 Milborne Cr ELTHAM 3095 (REI/VG)





Price: \$1,525,000 Method: Private Sale Date: 11/03/2022 Rooms: 6

Property Type: House (Res) Land Size: 983 sqm approx

Agent Comments

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