

# 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

9 Morelle Street, Research Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,610,000

Property 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	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 comparable properties 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



4 2 2

**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 quarter 2022: \$1,610,000

## Comparable Properties



**112 Thompson Cr RESEARCH 3095 (REI)**

Agent Comments

3 2 2

**Price:** \$1,535,000  
**Method:** Auction Sale  
**Date:** 21/05/2022  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx



**7 Cityview Ct ELTHAM 3095 (REI)**

Agent Comments

5 3 3

**Price:** \$1,527,000  
**Method:** Auction Sale  
**Date:** 28/06/2022  
**Property Type:** House (Res)  
**Land Size:** 1222 sqm approx



**43 Milborne Cr ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 11/03/2022  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 983 sqm approx

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