

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

74 Ingrams Road, Research Vic 3095

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,427,500 Property Type House Suburb Research

Period - From 19/11/2023 to 18/11/2024 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	81 Kalbar Rd ELTHAM 3095	\$1,475,000	09/11/2024
2	111 Kalbar Rd ELTHAM 3095	\$1,850,000	14/09/2024
3	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024

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: 19/11/2024 15:48



 5
  3
  4

Property Type: House (Res)

Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

19/11/2023 - 18/11/2024: \$1,427,500

Comparable Properties



81 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments

 4
  2
  2

Price: \$1,475,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 962 sqm approx



111 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments

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  2
  2

Price: \$1,850,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 982 sqm approx



2 Echidna Rd ELTHAM 3095 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,520,000

Method: Private Sale

Date: 02/09/2024

Property Type: House (Res)

Land Size: 1265 sqm approx

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