

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AE of the Estate Agents Act 1080

				36	ection 477	AF OI THE ESTA	ite Agents Act 1960	
Property offered	for sale							
Addr Including suburb a postco	and	2/24 Raglan Road, Research Vic 3095						
Indicative selling	price							
For the meaning of t	his price see	consum	ner.vic.gov.	au/und	erquoting			
Range between \$	520,000		&	\$56	60,000			
Median sale price	)*							
Median price		House		Unit		Subu	rb Research	
Period - From		to			Source			
Comparable prop	erty sales (	*Delete	A or B b	elow a	s applica	ble)		
	t the estate a						cale in the last six- comparable to the	
Address of comparable property						Price	Date of sale	
1								
2								
3								
O.D.								

#### OR

В\* 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.

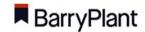
**Account** - Barry Plant | P: 03 94381133





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<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Rooms:

Property Type: Unit

Land Size: 569 Approx sqm

approx

**Agent Comments** 

Indicative Selling Price \$520,000 - \$560,000 No median price available

# Comparable Properties



2/1298 Main Rd ELTHAM 3095 (REI)

**=**| 2





**Price:** \$575,000 **Method:** Auction Sale **Date:** 28/10/2017

Rooms: 4

Property Type: Unit

Agent Comments

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