## Statement of Information

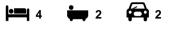
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	erty offer	ed for s	sale										
Inclu	ıding subı		1578 Main Road, Research Vic 3095										
Indica	Indicative selling price												
For the	e meaning	of this p	orice see	con	sumer.vic.go	ν.au/ι	underquo	ting					
Range between \$1,80			0,000		&		\$1,900,000						
Median sale price													
Median price		\$1,610,	1,610,000		Property Type Hous		е	Sub		b Rese	earch		
Period - From 0		01/04/2	1/04/2022		0 31/03/2023		Source REIV		REIV				
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
<b>A*</b>	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													
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:									on:	11/07/2023 09:23			







Rooms: 9

**Property Type:** House (Res) **Land Size:** 3998m2 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending March 2023: \$1,610,000

## Comparable Properties

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.

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