

# 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

80 Research-Warrandyte Road, 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 \$1,700,000

&

\$1,850,000

### Median sale price

Median price \$1,490,000

Property Type House

Suburb Research

Period - From 01/07/2021

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	8 Caloola Dr NORTH WARRANDYTE 3113	\$1,700,000	05/06/2022
2	2 Keith Ct RESEARCH 3095	\$1,680,000	29/06/2022
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:

22/07/2022 13:46



4 3 2

**Property Type:** House

**Land Size:** 18,400 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

Year ending June 2022: \$1,490,000

## Comparable Properties



**8 Caloola Dr NORTH WARRANDYTE 3113 (REI)** **Agent Comments**

4 2 3

This was a significantly smaller parcel of land

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 05/06/2022

**Property Type:** House (Res)

**Land Size:** 7486.69 sqm approx



**2 Keith Ct RESEARCH 3095 (REI)** **Agent Comments**

4 2 6

This was a significantly smaller parcel of land

**Price:** \$1,680,000

**Method:** Private Sale

**Date:** 29/06/2022

**Property Type:** House

**Land Size:** 4054 sqm approx

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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