

# 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

2/14 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

\$780,000

&

\$840,000

### Median sale price

Median price

\$1,360,500

Property Type

House

Suburb

Research

Period - From

01/07/2020

to

30/06/2021

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 | 7/2 Parsons Rd ELTHAM 3095     | \$850,000 | 12/05/2021   |
| 2 | 9/2 Parsons Rd ELTHAM 3095     | \$780,000 | 01/03/2021   |
| 3 | 4 White Gum PI RESEARCH 3095   | \$830,000 | 09/02/2021   |

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:

03/08/2021 13:55



3   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$780,000 - \$840,000

**Median House Price**

Year ending June 2021: \$1,360,500

## Comparable Properties



**7/2 Parsons Rd ELTHAM 3095 (REI)**

Agent Comments

4   2   2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 12/05/2021

**Property Type:** House

**Land Size:** 232 sqm approx



**9/2 Parsons Rd ELTHAM 3095 (REI/VG)**

Agent Comments

3   3   2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 01/03/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 285 sqm approx



**4 White Gum PI RESEARCH 3095 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 09/02/2021

**Property Type:** Townhouse (Single)

**Land Size:** 307 sqm approx