

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

7 Ingrams Road, Research Vic 3095

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,125,000 Property Type House Suburb Research

Period - From 01/04/2019 to 31/03/2020 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	67 Milborne Cr ELTHAM 3095	\$867,500	19/03/2020
2	12 Booth Ct ELTHAM 3095	\$860,000	04/03/2020
3	40 Floriston Gr ELTHAM 3095	\$830,000	25/04/2020

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:

13/07/2020 11:45



 4  2  2

Property Type: House
Land Size: 1082 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
Year ending March 2020: \$1,125,000

Comparable Properties



67 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$867,500
Method: Private Sale
Date: 19/03/2020
Property Type: House (Res)
Land Size: 948 sqm approx



12 Booth Ct ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$860,000
Method: Private Sale
Date: 04/03/2020
Rooms: 6
Property Type: House (Res)
Land Size: 908 sqm approx



40 Floriston Gr ELTHAM 3095 (REI)

Agent Comments

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Price: \$830,000
Method: Private Sale
Date: 25/04/2020
Rooms: 6
Property Type: House (Res)
Land Size: 984 sqm approx