

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

1514 Main Road, Research Vic 3095

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,540,000 House X Unit Suburb Research

Period - From 01/07/2017 to 30/06/2018 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		
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.

1514 Main Road, Research Vic 3095

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 3  1  0

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending June 2018: \$1,540,000

Comparable Properties

22 Research Warrandyte Rd RESEARCH 3095 (REI) **Agent Comments**

 4  1  2

Price: \$740,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: House
Land Size: 1124 sqm approx



1301 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  1

Price: \$750,000
Method: Private Sale
Date: 23/05/2018
Rooms: -
Property Type: House
Land Size: 962 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.