

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

129 Thompson Crescent, Research Vic 3095

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,053,000

Property Type

House

Suburb

Research

Period - From

01/01/2019

to

31/12/2019

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.

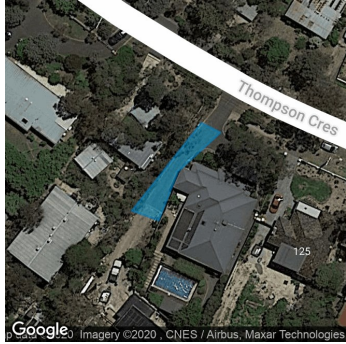
Address of comparable property		Price	Date of sale
1	22 Diosma Rd ELTHAM 3095	\$1,350,000	28/11/2019
2	22 Research Warrandyte Rd RESEARCH 3095	\$1,310,000	23/11/2019
3			

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:

28/02/2020 12:01



 5  3  2

Property Type: House (Previously Occupied - Detached)
Land Size: 859 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2019: \$1,053,000

Comparable Properties



22 Diosma Rd ELTHAM 3095 (REI)

Agent Comments

 5  4  2

Price: \$1,350,000
Method: Private Sale
Date: 28/11/2019
Property Type: House
Land Size: 1222 sqm approx



22 Research Warrandyte Rd RESEARCH 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,310,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 1124 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.