

# 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

15 Ingrams 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,341,000

Property Type House

Suburb Research

Period - From 01/01/2020

to 31/12/2020

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	7 Caltowie Ct RESEARCH 3095	\$1,255,000	10/04/2021
2	45 Milborne Cr ELTHAM 3095	\$1,150,000	20/02/2021
3	14 Heddon Ct ELTHAM 3095	\$1,050,000	27/02/2021

**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:

12/04/2021 15:12



4   2   2

**Rooms:** 7

**Property Type:** House

**Land Size:** 905 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2020: \$1,341,000

## Comparable Properties



**7 Caltowie Ct RESEARCH 3095 (REI)**

Agent Comments

4   2   2

**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** House (Res)

**Land Size:** 921 sqm approx



**45 Milborne Cr ELTHAM 3095 (REI)**

Agent Comments

4   2   2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 882 sqm approx



**14 Heddon Ct ELTHAM 3095 (REI)**

Agent Comments

4   3   3

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** House (Res)