

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 White Gum Place, Research Vic 3095

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Research

Period - From 01/10/2020 to 30/09/2021 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	2/14 Research Warrandyte Rd RESEARCH 3095	\$885,000	06/08/2021
2	3/1326 Main Rd ELTHAM 3095	\$860,000	20/07/2021
3	7/2 Parsons Rd ELTHAM 3095	\$850,000	12/05/2021

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:

09/11/2021 14:32



4 2 2

Property Type: House
Land Size: 357 sqm approx
Agent Comments
Double auto garage, Solar Panels on roof, front yard is on title.

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
Year ending September 2021: \$1,610,000

Comparable Properties



**2/14 Research Warrandyte Rd RESEARCH
3095 (REI/VG)**

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 06/08/2021
Property Type: Townhouse (Single)



3/1326 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Private Sale
Date: 20/07/2021
Property Type: Unit



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

Agent Comments

4 2 2

Price: \$850,000
Method: Private Sale
Date: 12/05/2021
Property Type: House
Land Size: 232 sqm approx

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