## 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

39 Maroong Drive, Research Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,325,000		&		\$1,400,000			
Median sale price								
Median price	\$1,440,000	Pro	operty Type	Hou	se		Suburb	Research
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	14 Pickwood Rise RESEARCH 3095	\$1,330,000	11/12/2024
2	3 Ambassador Rise RESEARCH 3095	\$1,440,000	28/11/2024
3	2 Cameron Ct ELTHAM 3095	\$1,411,000	12/10/2024

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:

14/02/2025 10:03









**Property Type:** House **Land Size:** 1949 sqm approx Agent Comments Indicative Selling Price \$1,325,000 - \$1,400,000 Median House Price December quarter 2024: \$1,440,000

# **Comparable Properties**

14 Pickwood Rise RESEARCH 3095 (REI)   14 1 1	Agent Comments
3 Ambassador Rise RESEARCH 3095 (REI/VG)   4 2 2   Price: \$1,440,000   Method: Auction Sale   Date: 28/11/2024   Property Type: House (Res)   Land Size: 1333 sqm approx	Agent Comments
2 Cameron Ct ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,411,000 Method: Private Sale Date: 12/10/2024 Property Type: House Land Size: 858 sqm approx	Agent Comments

#### Account - Barry Plant | P: (03) 9431 1243



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