

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

4/1587 Main Road, Research Vic 3095

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$1,685,000

Property Type House

Suburb Research

Period - From 22/11/2022

to

21/11/2023

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	1/1320 Main Rd ELTHAM 3095	\$860,000	07/10/2023
2	5/1587 Main Rd RESEARCH 3095	\$787,500	20/09/2023
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:

22/11/2023 12:57



3 1 2

Property Type: Townhouse
(Single)

Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$820,000

Median House Price

22/11/2022 - 21/11/2023: \$1,685,000

Comparable Properties



1/1320 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$860,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)



5/1587 Main Rd RESEARCH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$787,500

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192