

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

33 Nicholson Close, Research Vic 3095

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$972,433

House

X

Unit

Suburb

Research

Period - From

09/09/2018

to

08/09/2019

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		
2		
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.



 3  1  1

Rooms:
Property Type: House
Land Size: 268 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$720,000
Median House Price
 09/09/2018 - 08/09/2019: \$972,433

Comparable Properties



29 Storey Av RESEARCH 3095 (REI/VG)

Agent Comments

 3  2  -

Price: \$718,500
Method: Private Sale
Date: 27/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 447 sqm approx



5/2 Parsons Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  3  2

Price: \$705,000
Method: Private Sale
Date: 31/07/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 269 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.