

# 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 Cudgee Court, 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 \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$1,360,500

Property Type House

Suburb Research

Period - From 01/07/2020

to 30/06/2021

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                              | 54 Maroong Dr RESEARCH 3095 | \$1,921,000 | 24/04/2021   |
| 2                              | 42 Maroong Dr RESEARCH 3095 | \$1,825,000 | 28/05/2021   |
| 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:

14/10/2021 09:42



5   3   7

**Property Type:** House (Res)  
**Land Size:** 2075 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,850,000 - \$1,950,000  
**Median House Price**  
Year ending June 2021: \$1,360,500

## Comparable Properties



**54 Maroong Dr RESEARCH 3095 (REI/VG)**

**Agent Comments**

5   3   2

**Price:** \$1,921,000  
**Method:** Private Sale  
**Date:** 24/04/2021  
**Property Type:** House  
**Land Size:** 3509 sqm approx



**42 Maroong Dr RESEARCH 3095 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$1,825,000  
**Method:** Private Sale  
**Date:** 28/05/2021  
**Property Type:** House  
**Land Size:** 3536 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.

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