## Statement of Information

## Single residential property located in the Melbourne metropolitan area

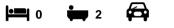
## Section 47AF of the Estate Agents Act 1980

Property offered for sale						
Address Including suburb and postcode	10 Eva Stre	eet, Research V	/ic 3095			
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$2,20	0,000	&	\$2,400,000			
Median sale price*						
Median price	F	Property Type		Suburb	Research	
Period - From	to		Source			
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.						
Address of comparable property				Pr	ice	Date of sale
1						
2						
3						
OR				·		
<b>B</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: 23/01/2024 16:22						24 16:22
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.						









Rooms: 8

Property Type: House

Land Size: 4039.453 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,200,000 - \$2,400,000 No median price available

## Comparable Properties

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 94321444



