

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

13 Caltowie Court, Research Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Research

Period - From 01/10/2022

to 30/09/2023

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	9 Keith Ct RESEARCH 3095	\$1,405,000	09/12/2023
2	35 Onkara Ct ELTHAM 3095	\$1,375,000	23/11/2023
3	7 Goodlet PI ELTHAM 3095	\$1,290,000	14/11/2023

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:

19/12/2023 17:02



 4  2  2

Rooms: 8

Property Type: House (Res)

Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2023: \$1,570,000

Comparable Properties



9 Keith Ct RESEARCH 3095 (REI)

Agent Comments

 4  3  5

Price: \$1,405,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 4013 sqm approx



35 Onkara Ct ELTHAM 3095 (REI)

Agent Comments

 5  2  2

Price: \$1,375,000

Method: Private Sale

Date: 23/11/2023

Property Type: House (Res)

Land Size: 1010 sqm approx



7 Goodlet PI ELTHAM 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,290,000

Method: Private Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 769 sqm approx