

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

27 RESEARCH AVENUE RESEARCH VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,000

Property type

House

Suburb

Research

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

25 NICHOLSON CLOSE RESEARCH VIC 3095	\$1,111,000	23-Sep-23
1331 MAIN ROAD ELTHAM VIC 3095	\$1,110,000	12-Dec-23
13 CALTOWIE COURT RESEARCH VIC 3095	\$1,391,337	29-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 09 February 2024

**25 NICHOLSON CLOSE RESEARCH VIC 3095** Sold Price **\$1,111,000** Sold Date **23-Sep-23**

4 2 -

Distance **0.92km**

This property is not situated on a Dirt Road.

**1331 MAIN ROAD ELTHAM VIC 3095** Sold Price **\$1,110,000** Sold Date **12-Dec-23**

4 2 2

Distance **1.91km**

This property is not situated on a Dirt Road.

**13 CALTOWIE COURT RESEARCH VIC 3095** Sold Price ^{RS} **\$1,391,337** Sold Date **29-Jan-24**

4 2 2

Distance **0.63km**

This property is not situated on a Dirt Road.

RS = Recent sale UN = Undisclosed Sale

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