

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

7 Ambassador Rise, Research Vic 3095

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,907,500

Property Type House

Suburb Research

Period - From 01/07/2023

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	454 Reynolds Rd RESEARCH 3095	\$1,750,000	02/11/2023
2	1578 Main Rd RESEARCH 3095	\$1,907,500	09/08/2023
3	2 Bronwyn Ct RESEARCH 3095	\$1,720,000	04/07/2023

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:

06/11/2023 12:41



Property Type: House (Previously Occupied - Detached)
Land Size: 3339 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 September quarter 2023: \$1,907,500

Comparable Properties



454 Reynolds Rd RESEARCH 3095 (REI)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 3654 sqm approx



1578 Main Rd RESEARCH 3095 (REI)

Agent Comments



Price: \$1,907,500
Method: Private Sale
Date: 09/08/2023
Property Type: House (Res)
Land Size: 4046.86 sqm approx



2 Bronwyn Ct RESEARCH 3095 (REI/VG)

Agent Comments



Price: \$1,720,000
Method: Private Sale
Date: 04/07/2023
Property Type: House (Res)
Land Size: 4131 sqm approx

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