

## 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

75 MAROONG DRIVE RESEARCH VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Research

Period-from

01 Apr 2023

to

31 Mar 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

|                                 |             |           |
|---------------------------------|-------------|-----------|
| 33 KALBAR ROAD ELTHAM VIC 3095  | \$1,600,000 | 28-Oct-23 |
| 68 PARSONS ROAD ELTHAM VIC 3095 | \$1,300,000 | 23-Oct-23 |
| 19 PARSONS ROAD ELTHAM VIC 3095 | \$1,520,000 | 21-Sep-23 |

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: 04 April 2024

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.

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**33 KALBAR ROAD ELTHAM VIC 3095**

 4  2  8

Sold Price **\$1,600,000** Sold Date **28-Oct-23**

Distance **0.42km**



**68 PARSONS ROAD ELTHAM VIC 3095**

 5  2  2

Sold Price **\$1,300,000** Sold Date **23-Oct-23**

Distance **0.68km**



**19 PARSONS ROAD ELTHAM VIC 3095**

 5  3  2

Sold Price **\$1,520,000** Sold Date **21-Sep-23**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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