

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 CUDGEE COURT, RESEARCH, VIC 3095

Indicative selling price

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

Price Range: \$1,400,000 to \$1,500,000

Median sale price

Median price \$1,792,500

Property type

House

Suburb

RESEARCH

Period 01 January 2022 to 30 June 2022

Source



Comparable property sales

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

24 ECHIDNA RD, ELTHAM, VIC 3095	\$1,520,000	18/02/2022
63 LEANE DR, ELTHAM, VIC 3095	\$1,481,000	08/02/2022
22 ECHIDNA RD, ELTHAM, VIC 3095	*\$1,530,000	02/04/2022

This Statement of Information was prepared on:

11/07/2022

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CUDGEE COURT, RESEARCH, VIC 3095  4  2  2

Indicative Selling Price

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

Price Range: **\$1,400,000 to \$1,500,000**

Provided by: Nicole Rowe, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



RESEARCH, VIC, 3095

Suburb Median Sale Price (House)

\$1,792,500

01 January 2022 to 30 June 2022

Provided by: 

COMPARABLE PROPERTIES

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.



24 ECHIDNA RD, ELTHAM, VIC 3095

 3  2  3

Sale Price

\$1,520,000

Sale Date: 18/02/2022

Distance from Property: 637m



63 LEANE DR, ELTHAM, VIC 3095

 3  2  2

Sale Price

\$1,481,000

Sale Date: 08/02/2022

Distance from Property: 1.5km



22 ECHIDNA RD, ELTHAM, VIC 3095

 3  2  2

Sale Price

***\$1,530,000**

Sale Date: 02/04/2022

Distance from Property: 664m



This report has been compiled on 11/07/2022 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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