

# 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

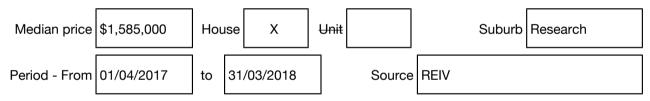
28 Storey Avenue, Research Vic 3095

## Indicative selling price

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

Single price \$899,999

#### Median sale price



#### 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$899,999 Median House Price Year ending March 2018: \$1,585,000

# **Comparable Properties**

21 Valley Rd RESEARCH 3095 (REI) 2 2 2 Price: \$930,000 Method: Auction Sale Date: 24/02/2018 Rooms: - Property Type: House (Res) Land Size: 731 sqm approx	Agent Comments
49 Leane Dr ELTHAM 3095 (REI) 4 2 2 1 Price: \$881,444 Method: Private Sale Date: 01/05/2018 Rooms: - Property Type: House (Res) Land Size: 924 sqm approx	Agent Comments

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