

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

Median price	\$1,585,000	House	X	Unit		Suburb	Research
Period - From	01/04/2017	to	31/03/2018	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		
2		
3		

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.



 3  1  1

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)

Agent Comments

 4  2  2

Price: \$930,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 731 sqm approx



49 Leane Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  1

Price: \$881,444
Method: Private Sale
Date: 01/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 924 sqm approx

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.