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<br>Including suburb and postcode | 10 Eva Street, Research Vic 3095 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## Median sale price

Median price $1,725,000 Property Type House Suburb Research

Period - From 03/06/2023 to 02/06/2024 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 | 34 Lindon Strike Ct RESEARCH 3095 | $2,180,000 | 14/02/2024 |
| 2 | 90 Ingrams Rd RESEARCH 3095 | $2,150,000 | 01/05/2024 |
| 3 | 394 Reynolds Rd RESEARCH 3095 | $2,110,000 | 22/02/2024 |

**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: 03/06/2024 14:25

# 10 Eva Street, Research Vic 3095



0 2

**Rooms:** 8
**Property Type:** House
**Land Size:** 4039.453 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
03/06/2023 - 02/06/2024: $1,725,000

## Comparable Properties



**34 Lindon Strike Ct RESEARCH 3095 (REI/VG)**

3 2 2

**Price:** $2,180,000
**Method:** Private Sale
**Date:** 14/02/2024
**Property Type:** House (Res)
**Land Size:** 4123 sqm approx

Agent Comments

Lindon Strike Court was only a three bedroom home



**90 Ingrams Rd RESEARCH 3095 (REI)**

4 3 2

**Price:** $2,150,000
**Method:** Private Sale
**Date:** 01/05/2024
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 894 sqm approx

Agent Comments

Ingrams Road was a newer home but a quarter of the land holding



**394 Reynolds Rd RESEARCH 3095 (REI)**

5 2 4

**Price:** $2,110,000
**Method:** Private Sale
**Date:** 22/02/2024
**Property Type:** House
**Land Size:** 4038 sqm approx

Agent Comments

Reynolds Road will undergo renovations works following settlement

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

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