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	11 Talwong Court, Research Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,900,000	&	\$2,050,000
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Median sale price

Median price	\$1,720,000	Pro	perty Type	House		Suburb	Research
Period - From	01/07/2023	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/390 Reynolds Rd RESEARCH 3095	\$2,035,000	15/07/2024
2	96 Valonia Dr ELTHAM 3095	\$1,975,000	14/03/2024
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/08/2024 11:32











Property Type: House Land Size: 2096 sqm approx

Agent Comments

Indicative Selling Price \$1,900,000 - \$2,050,000 **Median House Price** Year ending June 2024: \$1,720,000

Comparable Properties



2/390 Reynolds Rd RESEARCH 3095 (REI)





6

Price: \$2.035.000 Method: Private Sale Date: 15/07/2024

Property Type: House (Res)

Agent Comments



96 Valonia Dr ELTHAM 3095 (REI/VG)

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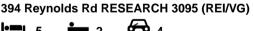




Agent Comments

Price: \$1,975,000 Method: Auction Sale Date: 14/03/2024

Property Type: House (Res) Land Size: 863 sqm approx



Agent Comments

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

Account - Ray White Eltham | P: 03 9431 3425



