

# 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

1/390 Reynolds Road, Research Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000 & \$2,950,000

### Median sale price

Median price \$1,398,169 Property Type House Suburb Research

Period - From 01/04/2023 to 31/03/2024 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	11 Marconi Ct RESEARCH 3095	\$3,050,000	27/10/2023
2	7 Fleming Ct RESEARCH 3095	\$2,719,000	27/03/2024
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/04/2024 14:18



4   4   3

**Property Type:** House  
**Land Size:** 4350 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,750,000 - \$2,950,000  
**Median House Price**  
Year ending March 2024: \$1,398,169

## Comparable Properties



**11 Marconi Ct RESEARCH 3095 (REI/VG)**

**Agent Comments**

5   6   8

**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 3998 sqm approx



**7 Fleming Ct RESEARCH 3095 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,719,000  
**Method:** Private Sale  
**Date:** 27/03/2024  
**Property Type:** House  
**Land Size:** 4022 sqm approx



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

**Agent Comments**

5   2   4

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

The home was inferior in presentation, size and aspect.