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								
Range betwee	n \$2,750,000		&		\$2,950,000			
Median sale price								
Median price	\$1,398,169	Pro	Property Type Hous		se		Suburb	Research
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress 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









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) 5 6 6 8 Price: \$3,050,000 Method: Private Sale Date: 27/10/2023 Property Type: House Land Size: 3998 sqm approx	Agent Comments
7 Fleming Ct RESEARCH 3095 (REI) 4 3 2 Price: \$2,719,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 4022 sqm approx	Agent Comments
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 The home was inferior in presentation, size and aspect.

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propertydata

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