

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 2/390 Reynolds Road, Research Vic 3095

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Research

Period - From 01/07/2022 to 30/06/2023 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	32 Brenda Rd RESEARCH 3095	\$3,210,000	01/08/2023
2	5 Eucalyptus Rd ELTHAM 3095	\$2,300,000	12/05/2023
3	11 Lindon Strike Ct RESEARCH 3095	\$2,200,120	15/08/2023

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: 12/10/2023 13:05



 4  2  2

Property Type: House
Land Size: 4010 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
Year ending June 2023: \$1,550,000

Comparable Properties



32 Brenda Rd RESEARCH 3095 (REI)

Agent Comments

 5  3  4

Price: \$3,210,000
Method: Private Sale
Date: 01/08/2023
Property Type: House (Res)
Land Size: 5391 sqm approx



5 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  3

Price: \$2,300,000
Method: Private Sale
Date: 12/05/2023
Rooms: 7
Property Type: House (Res)
Land Size: 4207 sqm approx



11 Lindon Strike Ct RESEARCH 3095 (REI)

Agent Comments

 4  4  3

Price: \$2,200,120
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 4103 sqm approx

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