## 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 betwee	ו \$2,500,000		&		\$2,700,000			
Median sale price								
Median price	\$1,550,000	Pro	Property Type Hou		ISE		Suburb	Research
Period - From	01/07/2022	to	30/06/2023		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.

Ado	dress 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









**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) 5 3 3 4 Price: \$3,210,000 Method: Private Sale Date: 01/08/2023 Property Type: House (Res) Land Size: 5391 sqm approx	Agent Comments
5 Eucalyptus Rd ELTHAM 3095 (REI) 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	Agent Comments
11 Lindon Strike Ct RESEARCH 3095 (REI) 4 4 4 3 Price: \$2,200,120 Method: Private Sale Date: 15/08/2023 Property Type: House Land Size: 4103 sqm approx	Agent Comments

#### Account - Barry Plant | P: (03) 9431 1243



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