

# 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

310 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 \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,577,500 Property Type House Suburb Research

Period - From 01/10/2023 to 31/12/2023 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	394 Reynolds Rd RESEARCH 3095	\$2,110,000	22/02/2024
2	65 Sweeneys La ELTHAM 3095	\$2,100,000	01/12/2023
3	38 Kent Hughes Rd ELTHAM 3095	\$1,850,000	02/09/2023

**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:

29/02/2024 09:58



 7   
  4   
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**Property Type:** House  
**Land Size:** 10199 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,850,000 - \$2,000,000  
**Median House Price**  
 December quarter 2023: \$1,577,500

## Comparable Properties



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

Agent Comments

 5   
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**Price:** \$2,110,000  
**Method:** Private Sale  
**Date:** 22/02/2024  
**Property Type:** House  
**Land Size:** 4038 sqm approx



**65 Sweeneys La ELTHAM 3095 (REI)**

Agent Comments

 5   
  3   
  2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** House  
**Land Size:** 5994 sqm approx



**38 Kent Hughes Rd ELTHAM 3095 (REI/VG)**

Agent Comments

 5   
  2   
  2

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 5862 sqm approx

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