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								
Range betweer	tween \$1,850,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,577,500	Property Type Hou		Hous	ISE		Suburb	Research
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress 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









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) 5 2 2 4 Price: \$2,110,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 4038 sqm approx	Agent Comments
65 Sweeneys La ELTHAM 3095 (REI) 5 3 2 Price: \$2,100,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 5994 sqm approx	Agent Comments
38 Kent Hughes Rd ELTHAM 3095 (REI/VG) 9 5 2 2 2 Price: \$1,850,000 Method: Auction Sale Date: 02/09/2023 Rooms: 9 Property Type: House (Res) Land Size: 5862 sqm approx	Agent Comments

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



propertydata

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