

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

394 Reynolds Road, Research Vic 3095

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Research

Period - From 01/10/2022 to 30/09/2023 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	17 Eucalyptus Rd ELTHAM 3095	\$2,000,000	10/08/2023
2	1580 Main Rd RESEARCH 3095	\$1,970,000	22/06/2023
3	1578 Main Rd RESEARCH 3095	\$1,907,500	09/08/2023

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:

22/11/2023 15:19



 5  2  4

Property Type: House
Land Size: 4038 sqm approx
Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending September 2023: \$1,570,000

Comparable Properties



17 Eucalyptus Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,000,000
Method: Private Sale
Date: 10/08/2023
Property Type: House (Res)
Land Size: 4048 sqm approx



1580 Main Rd RESEARCH 3095 (REI/VG)

Agent Comments

 5  2  4

Price: \$1,970,000
Method: Private Sale
Date: 22/06/2023
Rooms: 9
Property Type: House (Res)
Land Size: 4000 sqm approx



1578 Main Rd RESEARCH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,907,500
Method: Private Sale
Date: 09/08/2023
Property Type: House (Res)
Land Size: 4046.86 sqm approx