## 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 betweer	ween \$1,900,000		&		\$2,090,000				
Median sale price									
Median price	\$1,570,000	Pro	Property Type		House		Suburb	Research	
Period - From	01/10/2022	to	30/09/2023		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	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





Aaron Yeats 9431 1222





Property Type: House Land Size: 4038 sqm approx Agent Comments 0400 067 024 aaronyeats@jelliscraig.com.au Indicative Selling Price \$1,900,000 - \$2,090,000

\$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) 4 2 2 2 Price: \$2,000,000 Method: Private Sale Date: 10/08/2023 Property Type: House (Res) Land Size: 4048 sqm approx	Agent Comments
1580 Main Rd RESEARCH 3095 (REI/VG) 5 2 2 4 Price: \$1,970,000 Method: Private Sale Date: 22/06/2023 Rooms: 9 Property Type: House (Res) Land Size: 4000 sqm approx	Agent Comments
1578 Main Rd RESEARCH 3095 (REI) 4 2 2 2 Price: \$1,907,500 Method: Private Sale Date: 09/08/2023 Property Type: House (Res) Land Size: 4046.86 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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