

# 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

454 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Research

Period - From 01/07/2022 to 30/06/2023 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	16 Diosma Rd ELTHAM 3095	\$1,980,000	28/05/2023
2	1578 Main Rd RESEARCH 3095	\$1,907,500	09/08/2023
3	7 Narrawa Cl ELTHAM 3095	\$1,715,000	05/04/2023

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:

28/08/2023 12:36



4   2   2

**Property Type:** House  
**Land Size:** 3654 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,900,000  
**Median House Price**  
 Year ending June 2023: \$1,550,000

## Comparable Properties



16 Diosma Rd ELTHAM 3095 (REI)

Agent Comments

4   2   2

**Price:** \$1,980,000  
**Method:** Private Sale  
**Date:** 28/05/2023  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 5531 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



7 Narrawa CI ELTHAM 3095 (REI/VG)

Agent Comments

5   3   3

**Price:** \$1,715,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 1762 sqm approx

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