# 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

388 Reynolds Road, Research Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,850,000		&		\$1,950,0	00		
Median sale p	rice							
Median price	\$1,405,000	Pro	operty Type	Hou	se		Suburb	Research
Period - From	22/04/2023	to	21/04/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	394 Reynolds Rd RESEARCH 3095	\$2,110,000	22/02/2024
2	21 Research Warrandyte Rd RESEARCH 3095	\$1,980,000	19/12/2023
3	7 Ambassador Rise RESEARCH 3095	\$1,777,000	18/11/2023

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.

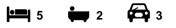
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22/04/2024 17:02





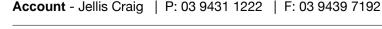




Rooms: 7 Property Type: House Land Size: 4003 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price 22/04/2023 - 21/04/2024: \$1,405,000

# **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 Direct comparison, slightly larger home. Inferior presentation.
21 Research Warrandyte Rd RESEARCH 3095 (REI) Price: \$1,980,000 Method: Private Sale Date: 19/12/2023 Rooms: 10 Property Type: House (Res) Land Size: 4044 sqm approx	Agent Comments Similar style of property, with a slightly larger floor plan. Inferior position in comparison to the subject home. Overall considered superior.
7 Ambassador Rise RESEARCH 3095 (REI/VG) 4  3  6  3 Price: \$1,777,000 Method: Private Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 3339 sqm approx	Agent Comments Smaller allotment than subject, and no pool. Considered overall inferior to the subject home.





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