

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 between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Research

Period - From

22/04/2023

to

21/04/2024

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	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.~~

This Statement of Information was prepared on:

22/04/2024 17:02



5
 2
 3

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
 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)

6
 3
 5

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
 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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