

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$2,200,000

### Median sale price

Median price

\$1,527,500

Property Type

House

Suburb

Research

Period - From

01/01/2023

to

31/12/2023

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 | 21 Research Warrandyte Rd RESEARCH 3095 | \$1,980,000 | 19/12/2023   |
| 2 |                                         |             |              |
| 3 |                                         |             |              |

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:

13/02/2024 16:27



4 2 3

**Property Type:** House  
**Land Size:** 4037 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000  
**Median House Price**  
Year ending December 2023: \$1,527,500

## Comparable Properties



**21 Research Warrandyte Rd RESEARCH 3095 (REI)** **Agent Comments**

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

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.