

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

310 Reynolds Road, Research Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,750,000

&

\$1,795,000

Median sale price

Median price

\$1,577,500

Property Type

House

Suburb

Research

Period - From

01/10/2023

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	394 Reynolds Rd RESEARCH 3095	\$2,110,000	22/02/2024
2	65 Sweeneys La ELTHAM 3095	\$2,100,000	01/12/2023
3	38 Kent Hughes Rd ELTHAM 3095	\$1,850,000	02/09/2023

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:

23/03/2024 15:37



 7  3  2

Property Type: House
Land Size: 10199 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,795,000
Median House Price
December quarter 2023: \$1,577,500

Comparable Properties



394 Reynolds Rd RESEARCH 3095 (REI)

Agent Comments

 5  2  4

Price: \$2,110,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 4038 sqm approx



65 Sweeneys La ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,100,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 5994 sqm approx



38 Kent Hughes Rd ELTHAM 3095 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,850,000
Method: Auction Sale
Date: 02/09/2023
Rooms: 9
Property Type: House (Res)
Land Size: 5862 sqm approx

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