

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 \$1,875,000

&

\$1,950,000

Median sale price

Median price \$1,398,169

Property Type House

Suburb Research

Period - From 01/04/2023

to 31/03/2024

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	310 Reynolds Rd RESEARCH 3095	\$1,725,000	18/04/2024
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:

03/07/2024 09:13



5 2 3

Property Type: House
Land Size: 4003 sqm approx
Agent Comments

Comparable Properties



394 Reynolds Rd RESEARCH 3095 (REI/VG)

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. Inferior presentation.



310 Reynolds Rd RESEARCH 3095 (REI)

7 4 2

Price: \$1,725,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 10199 sqm approx

Agent Comments

Older home. Larger house and land size.

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.