

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

1/390 Reynolds Road, Research Vic 3095

Indicative selling price

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

Range between \$2,750,000 & \$2,950,000

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	11 Marconi Ct RESEARCH 3095	\$3,050,000	27/10/2023
2	7 Fleming Ct RESEARCH 3095	\$2,719,000	27/03/2024
3	394 Reynolds Rd RESEARCH 3095	\$2,110,000	22/02/2024

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:

15/04/2024 15:26



 4  3  3

Property Type: House
Land Size: 4350 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$2,950,000
Median House Price
Year ending March 2024: \$1,398,169

Comparable Properties



11 Marconi Ct RESEARCH 3095 (REI/VG)

Agent Comments

 5  6  8

Price: \$3,050,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 3998 sqm approx



7 Fleming Ct RESEARCH 3095 (REI)

Agent Comments

 4  3  2

Price: \$2,719,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 4022 sqm approx



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

The home was inferior in presentation, size and aspect.

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