## 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

167 Wilson Boulevard, Reservoir Vic 3073

#### Indicative selling price

| For the meaning   | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |           |  |
|-------------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|--|
| Range betweer     | \$850,000         |      | &            |       | \$920,000 |      |        |           |  |
| Median sale price |                   |      |              |       |           |      |        |           |  |
| Median price      | \$841,500         | Pro  | operty Type  | Hous  | se        |      | Suburb | Reservoir |  |
| Period - From     | 01/10/2020        | to   | 31/12/2020   |       | So        | urce | 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.

| Ade | dress of comparable property    | Price     | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1   | 12 Ryan St RESERVOIR 3073       | \$927,500 | 12/12/2020   |
| 2   | 117 Mcfadzean Av RESERVOIR 3073 | \$895,000 | 19/12/2020   |
| 3   | 50 Dredge St RESERVOIR 3073     | \$865,000 | 28/11/2020   |

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:

01/02/2021 10:43



167 Wilson Boulevard, Reservoir Vic 3073







Rooms: 8 Property Type: House (Previously Occupied - Detached) Land Size: 752 sqm approx Agent Comments

**Indicative Selling Price** \$850,000 - \$920,000 Median House Price December quarter 2020: \$841,500

# **Comparable Properties**



12 Ryan St RESERVOIR 3073 (REI/VG)



Price: \$927,500 Method: Private Sale Date: 12/12/2020 Property Type: House Land Size: 768 sqm approx Agent Comments

117 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$895,000 Method: Auction Sale Date: 19/12/2020 Property Type: House (Res) Land Size: 830 sqm approx

50 Dredge St RESERVOIR 3073 (REI)

•**•** 3 ò∆ Agent Comments

Price: \$865.000

Method: Private Sale Date: 28/11/2020 Rooms: 5 Property Type: House (Res) Land Size: 877 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.