

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

Range between

\$850,000

&

\$920,000

### Median sale price

Median price

\$841,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2020

to

31/12/2020

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	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



**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)**

Agent Comments



**Price:** \$927,500

**Method:** Private Sale

**Date:** 12/12/2020

**Property Type:** House

**Land Size:** 768 sqm approx

**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)**

Agent Comments



**Price:** \$865,000

**Method:** Private Sale

**Date:** 28/11/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 877 sqm approx