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.