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

6 Shapiro Court, Reservoir Vic 3073

Indicative selling price

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

Single price | $799,000

Median sale price

| Median price | $950,000 | Property Type | House | Suburb | Reservoir |

| Period - From | 01/01/2024 | 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 3 Eagle Av KINGSBURY 3083	$820,000	23/10/2023
2 29 Liston Av RESERVOIR 3073	$806,000	08/03/2024
3 14 Crookston Rd RESERVOIR 3073	$782,500	22/01/2024

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: 18/04/2024 22:22

🛏 3   🛁 1   🚗 1

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$799,000
Median House Price
March quarter 2024: $950,000

Comparable Properties

3 Eagle Av KINGSBURY 3083 (REI)

🛏 3   🛁 1   🚗 1

Price: $820,000
Method: Sold Before Auction
Date: 23/10/2023
Property Type: House (Res)
Land Size: 513 sqm approx

Agent Comments

29 Liston Av RESERVOIR 3073 (REI)

🛏 3   🛁 1   🚗 1

Price: $806,000
Method: Sold Before Auction
Date: 08/03/2024
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments

14 Crookston Rd RESERVOIR 3073 (REI)

🛏 3   🛁 1   🚗 1

Price: $782,500
Method: Sold Before Auction
Date: 22/01/2024
Property Type: House (Res)

Agent Comments

Account - Love & Co