

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

9 Corvey Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$920,000

&

\$990,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Reservoir

Period - From

22/10/2023

to

21/10/2024

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	13 Lindenow St RESERVOIR 3073	\$910,000	14/10/2024
2	3 Inverness St RESERVOIR 3073	\$950,000	14/09/2024
3	25 Barton St RESERVOIR 3073	\$975,000	14/08/2024

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:

22/10/2024 20:59



Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 743 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000 - \$990,000
Median House Price
 22/10/2023 - 21/10/2024: \$900,000

Comparable Properties



13 Lindenow St RESERVOIR 3073 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 860 sqm approx



3 Inverness St RESERVOIR 3073 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)



25 Barton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 14/08/2024
Property Type: House (Res)
Land Size: 624 sqm approx

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