

# 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

31-33 KIRBY STREET RESERVOIR 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$1,399,000 &  \$1,499,000

### Median sale price

Median price  \$896,000 Property type  HOUSE Suburb  RESERVOIR

Period - From  1/6/2024 to  30/9/2024 Source  REIV

**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:  16<sup>th</sup> October 2024