Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$670,000	&	\$720,000
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Median sale price

Median price	\$892,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/10/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	74 Arundel Av RESERVOIR 3073	\$690,000	14/03/2023
2	66a Barry St RESERVOIR 3073	\$685,000	05/11/2022
3			

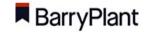
OR

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:	04/04/2023 12:16



Date of sale







Property Type: House Land Size: 360 sqm approx **Agent Comments**

Indicative Selling Price \$670,000 - \$720,000 **Median House Price** December quarter 2022: \$892,500

Comparable Properties



74 Arundel Av RESERVOIR 3073 (REI)

Price: \$690,000 Method: Private Sale Date: 14/03/2023

Property Type: House (Res) Land Size: 245 sqm approx

Agent Comments



66a Barry St RESERVOIR 3073 (REI)

Price: \$685,000 Method: Auction Sale Date: 05/11/2022

Property Type: House (Res) Land Size: 352 sqm approx

Agent Comments

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.

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