

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

156 Purinuan Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$980,500

Property Type

House

Suburb

Reservoir

Period - From

01/07/2021

to

30/09/2021

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	6 St Vigeons Rd RESERVOIR 3073	\$875,500	05/06/2021
2	107 Keon Pde RESERVOIR 3073	\$855,000	19/06/2021
3	82 Crookston Rd RESERVOIR 3073	\$850,000	20/06/2021

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:

20/10/2021 09:48



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

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 September quarter 2021: \$980,500

Comparable Properties

6 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$875,500
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 718 sqm approx



107 Keon Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 700 sqm approx

82 Crookston Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 20/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 743 sqm approx

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