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

10 Hurley Street, Reservoir Vic 3073

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

| Median price | $980,000 | Property Type | House | Suburb | Reservoir |

| Period - From | 01/04/2022 | to | 30/06/2022 | 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 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	2 Lindenow St RESERVOIR 3073	$770,000	29/08/2022
2	25 Lindenow St RESERVOIR 3073	$755,000	03/09/2022
3	45 Lockton Av RESERVOIR 3073	$755,000	27/08/2022

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: 21/09/2022 10:00

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Property Type: House (Previously Occupied - Detached)
Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
June quarter 2022: $980,000

Comparable Properties

2 Lindenow St RESERVOIR 3073 (REI)

🛏 3   🛁 1   🚗 1

Price: $770,000
Method: Private Sale
Date: 29/08/2022
Property Type: House
Land Size: 860 sqm approx

Agent Comments

25 Lindenow St RESERVOIR 3073 (REI)

🛏 3   🛁 1   🚗 2

Price: $755,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)

Agent Comments

45 Lockton Av RESERVOIR 3073 (REI)

🛏 3   🛁 1   🚗 2

Price: $755,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)

Agent Comments

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