

# 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

17A Myrtle Grove, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,685,000

### Median sale price

Median price \$895,500

Property Type House

Suburb Reservoir

Period - From 01/07/2024

to 30/09/2024

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	22 York St RESERVOIR 3073	\$1,900,000	29/11/2024
2	22 Butters St RESERVOIR 3073	\$1,540,000	05/10/2024
3	5b Dunstan St PRESTON 3072	\$1,590,000	31/07/2024

**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:

09/12/2024 10:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,685,000  
**Median House Price**  
September quarter 2024: \$895,500

## Comparable Properties



**22 York St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 618 sqm approx



**22 Butters St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** House (Res)  
**Land Size:** 353 sqm approx



**5b Dunstan St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$1,590,000  
**Method:** Sold Before Auction  
**Date:** 31/07/2024  
**Property Type:** House (Res)  
**Land Size:** 343 sqm approx

**Account - Barry Plant** | P: 03 94605066 | F: 03 94605100



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