

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

7 Wellman Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$945,000 Property Type House Suburb Reservoir

Period - From 01/01/2021 to 31/12/2021 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	61 Botha Av RESERVOIR 3073	\$1,160,000	13/11/2021
2	136 Hughes Pde RESERVOIR 3073	\$1,150,000	05/11/2021
3	16 Tovey St RESERVOIR 3073	\$970,000	17/01/2022

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:

25/01/2022 15:19



Property Type: House (Previously Occupied - Detached)
Land Size: 892 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,030,000
Median House Price
 Year ending December 2021: \$945,000

Comparable Properties



61 Botha Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 890 sqm approx



136 Hughes Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 05/11/2021
Rooms: 5
Property Type: House (Res)
Land Size: 920 sqm approx



16 Tovey St RESERVOIR 3073 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 17/01/2022
Property Type: House
Land Size: 834 sqm approx

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