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 betwee	n \$950,000		&		\$1,030,000				
Median sale price									
Median price	\$945,000	Property Type H		Hou	louse		Suburb	Reservoir	
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Add	dress 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) a) a) a	Agent Comments
136 Hughes Pde RESERVOIR 3073 (REI/VG) 136 Hughes Pde RESERVOIR 3073 (REI/VG) 137 and a state of the state	Agent Comments
16 Tovey St RESERVOIR 3073 (REI) 1 3 1 1 1 Price: \$970,000 Method: Private Sale Date: 17/01/2022 Property Type: House Land Size: 834 sqm approx	Agent Comments

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



property data

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