Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	65 St Vigeons Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Single price \$930,000

Median sale price

Median price \$895,5	00 Pro	operty Type	House		Suburb	Reservoir
Period - From 01/07/2	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

		1 1100	Date of Sale
1	9 Corvey Rd RESERVOIR 3073	\$980,000	07/11/2024
2	3 Inverness St RESERVOIR 3073	\$950,000	14/09/2024
3	14 Miranda Rd RESERVOIR 3073	\$915,000	24/08/2024

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 12:12



Date of sale







Property Type: House (Res) Land Size: 871 sqm approx **Agent Comments**

Indicative Selling Price \$930,000 **Median House Price** September quarter 2024: \$895,500

Comparable Properties



9 Corvey Rd RESERVOIR 3073 (REI)

Price: \$980,000 Method: Private Sale Date: 07/11/2024

Property Type: House (Res) Land Size: 740 sqm approx

Agent Comments



3 Inverness St RESERVOIR 3073 (REI/VG)





Agent Comments

Price: \$950,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 836 sqm approx

14 Miranda Rd RESERVOIR 3073 (REI)





Price: \$915,000 Method: Auction Sale Date: 24/08/2024

Property Type: House (Res) Land Size: 892 sqm approx **Agent Comments**

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





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