

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

65 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$895,500

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	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



 3  1  3

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)

Agent Comments

 3  1  1

Price: \$980,000
Method: Private Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 740 sqm approx



3 Inverness St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  6

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)

Agent Comments

 3  1  5

Price: \$915,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 892 sqm approx

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