

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

205 Albert Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$841,500 Property Type House Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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	1 Berwick St RESERVOIR 3073	\$770,000	24/12/2020
2	1 Sutton St RESERVOIR 3073	\$705,000	05/12/2020
3	5 Katoomba Ct HEIDELBERG WEST 3081	\$652,000	26/11/2020

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:

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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

December quarter 2020: \$841,500



3 1 2

Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



1 Berwick St RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$770,000

Method: Private Sale

Date: 24/12/2020

Property Type: House (Res)



1 Sutton St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$705,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 493 sqm approx



5 Katoomba Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 1

Price: \$652,000

Method: Sold Before Auction

Date: 26/11/2020

Property Type: House (Res)