

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

95 Royal Parade, Reservoir Vic 3073

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$892,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2022

to

31/12/2022

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	137 Cheddar Rd RESERVOIR 3073	\$725,000	19/11/2022
2	62 Marchant Av RESERVOIR 3073	\$707,000	10/12/2022
3	4 Rose Ct RESERVOIR 3073	\$700,000	30/03/2023

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:

05/04/2023 13:51



Property Type:
Agent Comments

Indicative Selling Price

\$700,000

Median House Price

December quarter 2022: \$892,500

Comparable Properties



137 Cheddar Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 19/11/2022

Property Type: House (Res)

Land Size: 519 sqm approx



62 Marchant Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$707,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 648 sqm approx



4 Rose Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 30/03/2023

Property Type: House

Land Size: 510 sqm approx

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