

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

9/957-961 High Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$560,000

&

\$595,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2024

to

30/06/2024

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	12/957-961 High St RESERVOIR 3073	\$595,000	13/05/2024
2	7/957-961 High St RESERVOIR 3073	\$600,000	27/04/2024
3			

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:

08/10/2024 13:27



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Property Type: House - Attached
House N.E.C.
Agent Comments

Indicative Selling Price
\$560,000 - \$595,000
Median Unit Price
June quarter 2024: \$630,000

Comparable Properties



12/957-961 High St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$595,000
Method: Private Sale
Date: 13/05/2024
Property Type: Townhouse (Single)



7/957-961 High St RESERVOIR 3073 (REI)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 27/04/2024
Property Type: Townhouse (Single)

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.