

# 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

14 Nisbett Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$620,000

### Median sale price

Median price \$889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	20 Newton St RESERVOIR 3073	\$643,000	12/11/2024
2	25 Andrews Av RESERVOIR 3073	\$625,000	23/09/2024
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:

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**Property Type:** House  
**Land Size:** 580 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$620,000  
**Median House Price**  
 December quarter 2024: \$889,500

## Comparable Properties



**20 Newton St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$643,000  
**Method:** Sold Before Auction  
**Date:** 12/11/2024  
**Property Type:** House (Res)



**25 Andrews Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx

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.

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



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