

# 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

22 Butters Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

### Median sale price

Median price \$925,000

Property Type House

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	69a Malpas St PRESTON 3072	\$1,450,000	17/08/2024
2	106 Malpas St PRESTON 3072	\$1,747,000	18/05/2024
3	6 Alamo Rd RESERVOIR 3073	\$1,488,000	13/04/2024

**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:

04/09/2024 14:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median House Price**  
June quarter 2024: \$925,000

## Comparable Properties



**69a Malpas St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House



**106 Malpas St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$1,747,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2024  
**Property Type:** House (Res)  
**Land Size:** 481 sqm approx



**6 Alamo Rd RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$1,488,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 494 sqm approx

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