

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

13 Winter Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000 & \$726,000

Median sale price

Median price \$875,000 Property Type House Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	54 Kirby St RESERVOIR 3073	\$715,000	27/06/2023
2	176 Dunne St BUNDOORA 3083	\$710,000	07/10/2023
3	95 Royal Pde RESERVOIR 3073	\$700,000	01/05/2023

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:

10/10/2023 16:33

Maggie Sun

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Indicative Selling Price

\$660,000 - \$726,000

Median House Price

June quarter 2023: \$875,000



3 1 2

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



54 Kirby St RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 3

Price: \$715,000

Method: Sold Before Auction

Date: 27/06/2023

Property Type: House (Res)

Land Size: 561 sqm approx



176 Dunne St BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$710,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House

Land Size: 539 sqm approx



95 Royal Pde RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 1

Price: \$700,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 648 sqm approx