

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

12 Titus Court, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$841,500 Property Type House Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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	1091 High St RESERVOIR 3073	\$691,000	05/08/2020
2	15 Daleglen St RESERVOIR 3073	\$670,000	05/11/2020
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:

21/01/2021 14:21



 3  2  2

Property Type: House (Res)

Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

December quarter 2020: \$841,500

Comparable Properties



1091 High St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$691,000

Method: Auction Sale

Date: 05/08/2020

Rooms: 7

Property Type: House

Land Size: 841 sqm approx



15 Daleglen St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$670,000

Method: Sold Before Auction

Date: 05/11/2020

Property Type: House

Land Size: 540 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.