

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 Aberdeen Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2021

to

31/03/2021

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.

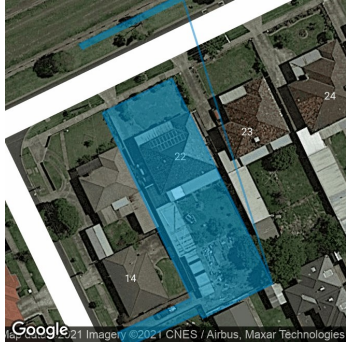
	Address of comparable property	Price	Date of sale
1	44 Miranda Rd RESERVOIR 3073	\$1,077,500	04/06/2021
2	7 Dumbarton St RESERVOIR 3073	\$960,000	05/03/2021
3	54 Hickford St RESERVOIR 3073	\$1,050,000	06/02/2021

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:

13/07/2021 10:54



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000
Median House Price
March quarter 2021: \$930,000

Comparable Properties



44 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,077,500
Method: Sold Before Auction
Date: 04/06/2021
Property Type: House (Res)
Land Size: 893 sqm approx



7 Dumbarton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 05/03/2021
Rooms: 5
Property Type: House (Res)
Land Size: 835 sqm approx



54 Hickford St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 892 sqm approx