

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

1 Hamersley Court Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,000

Property type

House

Suburb

Reservoir

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

9 Somerlayton Crescent Fawkner VIC 3060	\$745,000	12-May-21
26 Lockton Avenue Reservoir VIC 3073	\$740,000	04-Sep-21
19 Moira Avenue Reservoir VIC 3073	\$714,500	27-May-21

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 6 months.~~

This Statement of Information was prepared on: 05 October 2021



9 Somerlayton Crescent Fawkner VIC 3060

Sold Price

\$745,000

Sold Date

12-May-21



3



1



2

Distance

0.4km



26 Lockton Avenue Reservoir VIC 3073

Sold Price

^{RS} **\$740,000**

Sold Date

04-Sep-21



3



1



1

Distance

0.4km



19 Moira Avenue Reservoir VIC 3073

Sold Price

\$714,500

Sold Date

27-May-21



3



1



4

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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