

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 7 Byfield Street, RESERVOIR 3073



4 beds



1 baths



2 parking

### Indicative selling price

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

**Single price \$800,000**

### Median sale price

Median for **RESERVOIR** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$762,000**

### Comparable property sales

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 the most comparable to the property for sale.

**207 Tyler Street,**  
PRESTON 3072

**Price \$825,000** Sold 02  
March 2019

**66 Broadhurst Avenue,**  
RESERVOIR 3073

**Price \$820,000** Sold 13  
February 2019

**7 Royal Parade,**  
RESERVOIR 3073

**Price \$792,500** Sold 25  
March 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Reservoir

966 High Street,  
Reservoir VIC 3073

### Contact agents



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**Stockdale  
& Leggo**