

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 Thrower Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$859,000

Property Type

House

Suburb

Reservoir

Period - From

03/10/2022

to

02/10/2023

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	27 Tovey St RESERVOIR 3073	\$810,000	23/09/2023
2	61 Massey Av RESERVOIR 3073	\$772,500	03/06/2023
3	9 Bogong Ct RESERVOIR 3073	\$755,000	26/08/2023

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:

03/10/2023 10:07



Property Type:

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

03/10/2022 - 02/10/2023: \$859,000

Comparable Properties



27 Tovey St RESERVOIR 3073 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 474 sqm approx



61 Massey Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$772,500

Method: Private Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 515 sqm approx



9 Bogong Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 670 sqm approx

Account - Love & Co