

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

47 Nisbett Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$710,000

&

\$740,000

Median sale price

Median price

\$922,000

Property Type

House

Suburb

Reservoir

Period - From

01/10/2023

to

31/12/2023

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	46 Crevelli St RESERVOIR 3073	\$740,000	17/08/2023
2	1 Dorrington Av RESERVOIR 3073	\$730,000	09/12/2023
3	74 Blake St RESERVOIR 3073	\$729,000	08/08/2023

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:

30/01/2024 11:24



 4  2  4

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$710,000 - \$740,000

Median House Price

December quarter 2023: \$922,000

Comparable Properties



46 Crevelli St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

Price: \$740,000

Method: Private Sale

Date: 17/08/2023

Property Type: House (Res)

Land Size: 663 sqm approx



1 Dorrington Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Auction Sale

Date: 09/12/2023

Rooms: 6

Property Type: House (Res)

Land Size: 623.50 sqm approx



74 Blake St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$729,000

Method: Private Sale

Date: 08/08/2023

Property Type: House

Land Size: 572 sqm approx