

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

13 Whitby Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$800,000

Property Type House

Suburb Reservoir

Period - From 01/10/2019

to 30/09/2020

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	4 Enderly Av RESERVOIR 3073	\$820,000	30/09/2020
2	15 White St RESERVOIR 3073	\$800,000	18/07/2020
3	1 Ryan St RESERVOIR 3073	\$785,000	15/09/2020

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:

07/12/2020 10:51



 3  1  2

Property Type: House (Res)

Land Size: 561 sqm approx

Agent Comments

Comparable Properties

4 Enderly Av RESERVOIR 3073 (REI)

Agent Comments

 -  -  -

Price: \$820,000

Method: Private Sale

Date: 30/09/2020

Property Type: Land (Res)

Land Size: 525 sqm approx



15 White St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$800,000

Method: Private Sale

Date: 18/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 644 sqm approx



1 Ryan St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$785,000

Method: Private Sale

Date: 15/09/2020

Rooms: 4

Property Type: House

Land Size: 868 sqm approx