

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

20 Merrilands Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2022

to

30/06/2022

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	26 Tovey St RESERVOIR 3073	\$866,000	16/07/2022
2	191 Wilson Blvd RESERVOIR 3073	\$865,500	11/06/2022
3	22 Merrilands Rd RESERVOIR 3073	\$860,000	25/04/2022

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:

30/07/2022 11:59



 3  1  1

Rooms: 6
Property Type: House
Land Size: 890 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000
Median House Price
 June quarter 2022: \$980,000

Comparable Properties



26 Tovey St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$866,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 831 sqm approx



191 Wilson Blvd RESERVOIR 3073 (REI)

Agent Comments

 4  1  2

Price: \$865,500
Method: Auction Sale
Date: 11/06/2022
Property Type: House (Res)



22 Merrilands Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$860,000
Method: Private Sale
Date: 25/04/2022
Rooms: 6
Property Type: House (Res)
Land Size: 887.50 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100