## 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

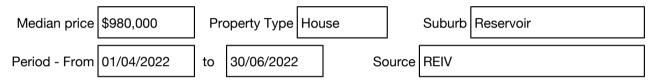
20 Merrilands Road, Reservoir Vic 3073

## Indicative selling price

For the meaning of this price	see consumer.vic.gov.au/underquoting
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Single price \$880,000

#### Median sale price



## 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









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)



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

Agent Comments



4 ↓ 1 ↓ 2 Price: \$865,500

191 Wilson Blvd RESERVOIR 3073 (REI)

Method: Auction Sale Date: 11/06/2022 Property Type: House (Res)



22 Merrilands Rd RESERVOIR 3073 (REI/VG) Agent Comments



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



propertydata

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