

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

54 Elliot Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$925,000

Property Type House

Suburb Reservoir

Period - From 01/04/2021

to 30/06/2021

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	22 Rodman St RESERVOIR 3073	\$940,000	13/09/2021
2	201 Broadhurst Av RESERVOIR 3073	\$932,000	25/08/2021
3	7 Hughes Pde RESERVOIR 3073	\$900,000	22/06/2021

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:

27/09/2021 08:58



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

June quarter 2021: \$925,000

Comparable Properties



22 Rodman St RESERVOIR 3073 (REI)

Agent Comments



Price: \$940,000

Method: Sold Before Auction

Date: 13/09/2021

Property Type: House (Res)

Land Size: 594 sqm approx



201 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$932,000

Method: Sold Before Auction

Date: 25/08/2021

Property Type: House (Res)

7 Hughes Pde RESERVOIR 3073 (VG)

Agent Comments



Price: \$900,000

Method: Sale

Date: 22/06/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 822 sqm approx

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