# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000

#### Median sale price

Median price	\$930,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2021	to	31/03/2021		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	Address of comparable property	Price	Date of sale
---	--------------------------------	-------	--------------

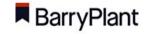
1	100 North Rd RESERVOIR 3073	\$1,030,000	06/02/2021
2	2 Cuthbert Rd RESERVOIR 3073	\$975,000	20/03/2021
3	11 Berwick St RESERVOIR 3073	\$925,000	04/12/2020

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:	11/05/2021 12:17









**Property Type:** 

Land Size: 652 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** March quarter 2021: \$930,000

# Comparable Properties

100 North Rd RESERVOIR 3073 (REI/VG)

**--**3





**Agent Comments** 

Price: \$1,030,000 Method: Auction Sale Date: 06/02/2021

Property Type: House (Res) Land Size: 680 sqm approx



Agent Comments

Price: \$975,000 Method: Auction Sale Date: 20/03/2021 Rooms: 5

Property Type: House (Res) Land Size: 546 sqm approx

11 Berwick St RESERVOIR 3073 (VG)





Price: \$925,000 Method: Sale Date: 04/12/2020

Property Type: House (Previously Occupied -

Detached)

Land Size: 652 sqm approx

Agent Comments

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



