

# 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

7 Shand Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$930,000

Property 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
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



 3    1    2

**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)**

**Agent Comments**

 3    1    1

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Property Type:** House (Res)  
**Land Size:** 680 sqm approx



**2 Cuthbert Rd RESERVOIR 3073 (REI)**

**Agent Comments**

 3    1    2

**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)**

**Agent Comments**

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**Price:** \$925,000  
**Method:** Sale  
**Date:** 04/12/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 652 sqm approx