## 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

17 Aberdeen Street, Reservoir Vic 3073

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |           |      |        |           |
|--|-------------|-----|-------------|-----|-----------|------|--------|-----------|
| Range betweer  | n \$830,000 |     | &           |     | \$880,000 |      |        |           |
| Median sale p  | rice        |     |             |     |           |      |        |           |
| Median price   | \$925,000   | Pro | operty Type | Hou | se        |      | Suburb | Reservoir |
| Period - From  | 01/04/2021  | to  | 30/06/2021  |     | So        | urce | 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.

| Ade | dress of comparable property   | Price     | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1   | 7 Hughes Pde RESERVOIR 3073    | \$900,000 | 22/06/2021   |
| 2   | 18 Elizabeth Ct RESERVOIR 3073 | \$885,000 | 31/07/2021   |
| 3   | 39 Burbank Dr RESERVOIR 3073   | \$830,000 | 21/08/2021   |

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:

13/10/2021 12:00









Property Type: Land Size: 845 sqm approx Agent Comments Indicative Selling Price \$830,000 - \$880,000 Median House Price June quarter 2021: \$925,000

# **Comparable Properties**

|   | 7 Hughes Pde RESERVOIR 3073 (VG)   3 -   Price: \$900,000   Method: Sale   Date: 22/06/2021   Property Type: House (Previously Occupied - Detached)   Land Size: 822 sqm approx | Agent Comments |  |  |  |
|---|---|----------------|--|--|--|
|   | 18 Elizabeth Ct RESERVOIR 3073 (REI/VG)<br>2 2 3<br>Price: \$885,000<br>Method: Auction Sale<br>Date: 31/07/2021<br>Property Type: House (Res)<br>Land Size: 620 sqm approx     | Agent Comments |  |  |  |
|   | 39 Burbank Dr RESERVOIR 3073 (REI/VG)<br>3 1 2<br>Price: \$830,000<br>Method: Auction Sale<br>Date: 21/08/2021<br>Property Type: House<br>Land Size: 585 sqm approx             | Agent Comments |  |  |  |
| Account - Barry Plant   P: 03 94605066   F: 03 94605100 |   |                |  |  |  |





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