

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 between \$830,000 & \$880,000

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.

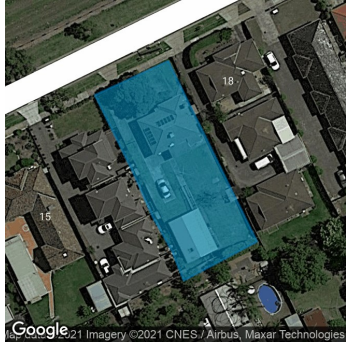
	Address of comparable property	Price	Date of sale
1	7 Hughes Pde RESERVOIR 3073	\$900,000	22/06/2021
2	18 Elizabeth Ct RESERVOIR 3073	\$885,000	31/07/2021
3	39 Burbank Dr RESERVOIR 3073	\$830,000	21/08/2021

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)

Agent Comments



Price: \$900,000
Method: Sale
Date: 22/06/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 822 sqm approx



18 Elizabeth Ct RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 31/07/2021
Property Type: House (Res)
Land Size: 620 sqm approx



39 Burbank Dr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 21/08/2021
Property Type: House
Land Size: 585 sqm approx

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