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	9 Arbor Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$935,000	Pro	operty Type Ho	use	Suburb	Reservoir
Period - From 31/10/2021	to	30/10/2022	Sou	rce 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

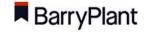
Address of comparable property		Price	Date of sale
1	24 Spring St PRESTON 3072	\$1,060,000	30/04/2022
2	20 Clinnick St RESERVOIR 3073	\$1,020,000	27/08/2022
3	31 Gilbank St RESERVOIR 3073	\$995,000	30/07/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/10/2022 11:33













Property Type: House (Res) Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price \$1,025,000

Median House Price 31/10/2021 - 30/10/2022: \$935,000

Comparable Properties



24 Spring St PRESTON 3072 (REI/VG)

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Price: \$1,060,000 Method: Auction Sale Date: 30/04/2022

Property Type: House (Res) Land Size: 485 sqm approx

Agent Comments







Price: \$1,020,000 Method: Auction Sale Date: 27/08/2022

Property Type: House (Res) Land Size: 521 sqm approx

Agent Comments



31 Gilbank St RESERVOIR 3073 (REI)





Price: \$995.000 Method: Auction Sale Date: 30/07/2022

Property Type: House (Res) Land Size: 548 sqm approx Agent Comments

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



