

# 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

9 Arbor Avenue, Reservoir Vic 3073

### Indicative selling price

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

Single price

\$1,025,000

### Median sale price

Median price

\$935,000

Property Type

House

Suburb

Reservoir

Period - From

31/10/2021

to

30/10/2022

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	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 comparable properties 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



 3  1  1

**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)**

**Agent Comments**

 3  1  2

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House (Res)

**Land Size:** 485 sqm approx



**20 Clinnick St RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 27/08/2022

**Property Type:** House (Res)

**Land Size:** 521 sqm approx



**31 Gilbank St RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 30/07/2022

**Property Type:** House (Res)

**Land Size:** 548 sqm approx

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