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

17a Myrtle Grove, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$889,500	Pro	operty Type	Hou	ISE		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	3a Clark St RESERVOIR 3073	\$1,400,000	16/11/2024
2	40b York St RESERVOIR 3073	\$1,460,000	30/10/2024
3	22 Butters St RESERVOIR 3073	\$1,540,000	05/10/2024

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:

11/03/2025 12:19



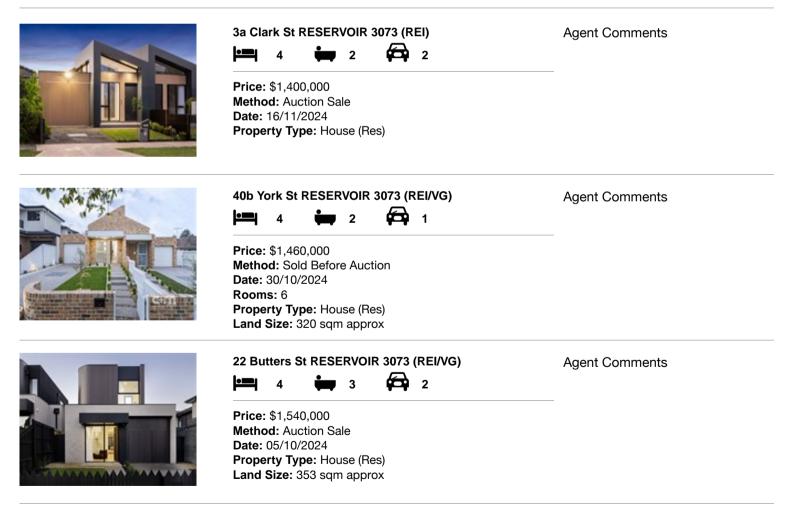






Property Type: Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2024: \$889,500

Comparable Properties



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



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