

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$889,500

Property Type House

Suburb Reservoir

Period - From 01/10/2024

to

31/12/2024

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	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



3a Clark St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)



40b York St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,460,000
Method: Sold Before Auction
Date: 30/10/2024
Rooms: 6
Property Type: House (Res)
Land Size: 320 sqm approx



22 Butters St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,540,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 353 sqm approx

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