

# 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

12 Elizabeth Court, Reservoir Vic 3073

### Indicative selling price

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

Range between \$850,000 & \$870,000

### Median sale price

Median price \$871,750 Property Type House Suburb Reservoir

Period - From 01/07/2023 to 30/09/2023 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	23 Tunaley Pde RESERVOIR 3073	\$850,000	05/08/2023
2	84 Tunaley Pde RESERVOIR 3073	\$850,000	17/08/2023
3	18 Robins Av RESERVOIR 3073	\$850,000	15/05/2023

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:

19/10/2023 10:27



 3   
  1   
  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$850,000 - \$870,000

**Median House Price**

September quarter 2023: \$871,750

## Comparable Properties



**23 Tunaley Pde RESERVOIR 3073 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**84 Tunaley Pde RESERVOIR 3073 (REI/VG)**

Agent Comments

 3   
  1   
  1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 17/08/2023

**Property Type:** House

**Land Size:** 583 sqm approx



**18 Robins Av RESERVOIR 3073 (REI/VG)**

Agent Comments

 3   
  1   
  6

**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 15/05/2023

**Property Type:** House (Res)

**Land Size:** 601 sqm approx

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