

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

1/46 Clingin Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	1/41 Winter Cr RESERVOIR 3073	\$650,000	23/01/2024
2	70a Kirby St RESERVOIR 3073	\$570,000	16/02/2024
3	1/64 Seston St RESERVOIR 3073	\$560,000	02/04/2024

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:

22/04/2024 15:34



Property Type: Strata Dwelling

Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



1/41 Winter Cr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 254 sqm approx



70a Kirby St RESERVOIR 3073 (REI)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 16/02/2024

Rooms: 4

Property Type: House (Res)



1/64 Seston St RESERVOIR 3073 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 02/04/2024

Property Type: House

Land Size: 266 sqm approx

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