

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

31 Gilbank Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$975,000

Property Type House

Suburb Reservoir

Period - From 04/07/2021

to

03/07/2022

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 | 8 Henty St RESERVOIR 3073 | \$1,075,000 | 04/06/2022 |
| 2 | 35 Cameron St RESERVOIR 3073 | \$985,000 | 14/05/2022 |
| 3 | 44 Crispe St RESERVOIR 3073 | \$980,000 | 18/06/2022 |

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:

04/07/2022 13:08



Property Type: House (Previously Occupied - Detached)
Land Size: 550 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 04/07/2021 - 03/07/2022: \$975,000

Comparable Properties



8 Henty St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,075,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 613.50 sqm approx



35 Cameron St RESERVOIR 3073 (REI)

Agent Comments



Price: \$985,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)



44 Crispe St RESERVOIR 3073 (REI)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 628 sqm approx

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