

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

9b Knox Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$922,000

Property Type

House

Suburb

Reservoir

Period - From

01/10/2023

to

31/12/2023

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	24a Hodson St PRESTON 3072	\$1,485,000	09/01/2024
2	59a Mcnamara St PRESTON 3072	\$1,420,000	07/02/2024
3	19A Union St PRESTON 3072	\$1,320,000	22/02/2024

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:

03/04/2024 08:38



Property Type:
Agent Comments

Indicative Selling Price
\$1,390,000
Median House Price
December quarter 2023: \$922,000

Comparable Properties



24a Hodson St PRESTON 3072 (REI)

Agent Comments



Price: \$1,485,000
Method: Private Sale
Date: 09/01/2024
Rooms: 6
Property Type: House (Res)
Land Size: 334 sqm approx

59a Mcnamara St PRESTON 3072 (REI)

Agent Comments



Price: \$1,420,000
Method: Auction Sale
Date: 07/02/2024
Property Type: House (Res)



19A Union St PRESTON 3072 (REI)

Agent Comments



Price: \$1,320,000
Method: Sold Before Auction
Date: 22/02/2024
Property Type: House (Res)

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