

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

6 Cool Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$841,500

Property Type House

Suburb Reservoir

Period - From 01/10/2020

to 31/12/2020

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	136 Leamington St RESERVOIR 3073	\$1,055,000	10/12/2020
2	6 Wattle Gr RESERVOIR 3073	\$999,999	20/03/2021
3	200 Elizabeth St COBURG NORTH 3058	\$915,000	22/10/2020

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:

29/03/2021 12:49



3 1 1

Property Type: House (Res)

Land Size: 735 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2020: \$841,500

Comparable Properties



136 Leamington St RESERVOIR 3073 (REI)

Agent Comments

3 1 -

Price: \$1,055,000

Method: Auction Sale

Date: 10/12/2020

Property Type: House (Res)

6 Wattle Gr RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$999,999

Method: Sold Before Auction

Date: 20/03/2021

Property Type: House (Res)

200 Elizabeth St COBURG NORTH 3058 (REI)

Agent Comments

3 1 3

Price: \$915,000

Method: Auction Sale

Date: 22/10/2020

Property Type: House (Res)

Land Size: 680 sqm approx