

# 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

129a Hickford Street, Reservoir Vic 3073

### Indicative selling price

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

Single price

\$729,000

### Median sale price

Median price

\$930,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2021

to

31/03/2021

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	1/5 Box St RESERVOIR 3073	\$738,000	19/03/2021
2	1/89 Crookston Rd RESERVOIR 3073	\$725,000	10/03/2021
3	4/16 Miranda Rd RESERVOIR 3073	\$700,000	01/05/2021

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:

15/05/2021 13:54



**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$729,000

**Median House Price**  
March quarter 2021: \$930,000

## Comparable Properties



**1/5 Box St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$738,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2021  
**Property Type:** Townhouse (Res)

**1/89 Crookston Rd RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2021  
**Property Type:** Townhouse (Res)

**4/16 Miranda Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** Townhouse (Res)