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

12 Landy Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$750,000		&		\$820,000			
Median sale pr	rice							
Median price	\$980,500	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	218 Elizabeth St COBURG NORTH 3058	\$855,000	29/06/2021
2	23 Cheddar Rd RESERVOIR 3073	\$850,000	21/07/2021
3	8 Elsa St FAWKNER 3060	\$770,000	16/10/2021

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:

27/10/2021 10:35









Property Type: House Land Size: 574 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$820,000 Median House Price September quarter 2021: \$980,500

Comparable Properties



218 Elizabeth St COBURG NORTH 3058 (REI/VG)

23 Cheddar Rd RESERVOIR 3073 (VG)



Price: \$855,000 Method: Private Sale Date: 29/06/2021 Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$850,000 Method: Sale Date: 21/07/2021 Property Type: House (Previously Occupied -Detached) Land Size: 544 sqm approx



8 Elsa St FAWKNER 3060 (REI)



Agent Comments

Price: \$770,000 Method: Auction Sale Date: 16/10/2021 Property Type: House (Res) Land Size: 590 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



propertydata

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