# 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

3b Clark Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,280,000		&		\$1,340,000			
Median sale p	rice							
Median price	\$889,500	Pro	operty Type	Hou	ISE		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024		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	69b Malpas St PRESTON 3072	\$1,550,000	22/10/2024
2	22 Butters St RESERVOIR 3073	\$1,540,000	05/10/2024
3	69a Malpas St PRESTON 3072	\$1,450,000	17/08/2024

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:

03/02/2025 10:31



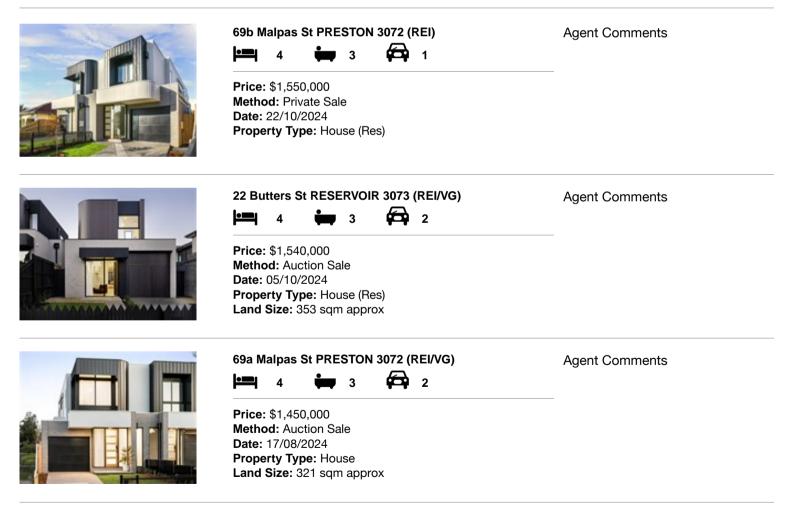






**Property Type:** Agent Comments Indicative Selling Price \$1,280,000 - \$1,340,000 Median House Price December quarter 2024: \$889,500

# **Comparable Properties**



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



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