

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,280,000

&

\$1,340,000

### Median sale price

Median price \$889,500

Property Type House

Suburb Reservoir

Period - From 01/10/2024

to 31/12/2024

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 | 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



**69b Malpas St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House (Res)



**22 Butters St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** House (Res)  
**Land Size:** 353 sqm approx



**69a Malpas St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House  
**Land Size:** 321 sqm approx

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