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

54 Hickford Street, Reservoir Vic 3073

Indicative selling price

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

Range between | $870,000 | & | $920,000

Median sale price

Median price	$770,000	Property Type	House	Suburb	Reservoir
Period - From	01/07/2020	to	30/09/2020	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	22 Mcmahon Rd RESERVOIR 3073	$897,000	31/10/2020
2	13 St Vigeons Rd RESERVOIR 3073	$803,500	27/06/2020
3			

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: | 26/11/2020 10:46

CONSUMER AFFAIRS VICTORIA

Hickford St

Property Type:
Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median House Price
September quarter 2020: $770,000

Comparable Properties

22 Mcmahon Rd RESERVOIR 3073 (REI)

3   1   5

Price: $897,000
Method: Auction Sale
Date: 31/10/2020
Rooms: 5
Property Type: House (Res)
Land Size: 800 sqm approx

Agent Comments

13 St Vigeons Rd RESERVOIR 3073 (REI/VG)

3   1   3

Price: $803,500
Method: Auction Sale
Date: 27/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

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.