

# 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

9 Clements Grove, 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 \$795,000

### Median sale price

Median price \$950,000

Property Type House

Suburb Reservoir

Period - From 01/01/2024

to 31/03/2024

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	23 Mccomas St RESERVOIR 3073	\$792,000	23/03/2024
2	27 Mccomas St RESERVOIR 3073	\$775,000	06/03/2024
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:

20/05/2024 10:54



 2    1    4

**Property Type:** House (Res)  
**Land Size:** 608 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$795,000  
**Median House Price**  
March quarter 2024: \$950,000

## Comparable Properties



**23 Mccomas St RESERVOIR 3073 (REI)**

**Agent Comments**

 2    1    3

**Price:** \$792,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx



**27 Mccomas St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 2    1    3

**Price:** \$775,000  
**Method:** Sold Before Auction  
**Date:** 06/03/2024  
**Property Type:** House (Res)  
**Land Size:** 562 sqm approx

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.

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



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