

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

32 Joffre Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	10 Birdwood St RESERVOIR 3073	\$1,420,000	08/12/2023
2	22 King William St RESERVOIR 3073	\$1,320,000	25/11/2023
3	40 Storey Rd RESERVOIR 3073	\$1,250,000	25/03/2024

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:

19/04/2024 10:00



 3  2  2

Rooms: 6

Property Type: House

Land Size: 690 sqms sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



10 Birdwood St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,420,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 884 sqm approx



22 King William St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,320,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 581 sqm approx



40 Storey Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  4

Price: \$1,250,000

Method: Private Sale

Date: 25/03/2024

Property Type: House

Land Size: 930 sqm approx

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