

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

17b Myrtle Grove, Reservoir Vic 3073

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

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	15 Shakespeare Av PRESTON 3072	\$1,829,000	03/02/2025
2	8 James St PRESTON 3072	\$1,765,000	09/11/2024
3	22 Butters St RESERVOIR 3073	\$1,540,000	05/10/2024

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:

19/02/2025 10:42



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2024: \$889,500

Comparable Properties



15 Shakespeare Av PRESTON 3072 (REI)

Agent Comments



Price: \$1,829,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 544 sqm approx



8 James St PRESTON 3072 (REI)

Agent Comments



Price: \$1,765,000
Method: Private Sale
Date: 09/11/2024
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

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



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