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

16b Carrington Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,290,000		&		\$1,360,000			
Median sale p	rice							
Median price	\$892,500	Pro	Property Type Hous		se		Suburb	Reservoir
Period - From	01/10/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15 Biggs St COBURG NORTH 3058	\$1,350,000	14/10/2022
2	16a Carrington Rd RESERVOIR 3073	\$1,300,000	03/11/2022
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:

28/03/2023 13:51









Property Type: Agent Comments Indicative Selling Price \$1,290,000 - \$1,360,000 Median House Price December quarter 2022: \$892,500

Comparable Properties



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. These are the only 2 results within the last 6 months. 16a Carrington Road is much smaller than 16b Carrington Road by about 5 squares.

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propertydata



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