

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 consumer.vic.gov.au/underquoting

Range between \$1,290,000

&

\$1,360,000

Median sale price

Median price \$892,500

Property Type House

Suburb Reservoir

Period - From 01/10/2022

to 31/12/2022

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 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



15 Biggs St COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 14/10/2022
Property Type: House
Land Size: 357 sqm approx



16a Carrington Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 03/11/2022
Property Type: House (Res)
Land Size: 268 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. 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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