

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

3a Clark Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,290,000

&

\$1,380,000

Median sale price

Median price \$925,000

Property Type House

Suburb Reservoir

Period - From 01/04/2024

to

30/06/2024

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	22 Butters St RESERVOIR 3073	\$1,540,000	05/10/2024
2	52b OConnor St RESERVOIR 3073	\$1,250,000	13/09/2024
3	69a Malpas St PRESTON 3072	\$1,450,000	17/08/2024

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:

08/10/2024 15:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,380,000
Median House Price
June quarter 2024: \$925,000

These are the 3 most accurate results for duplex style properties, they are double storey as opposed to single level however there were no other similar comparable for new/near new builds in the last 6 months of 2 km radius.

Comparable Properties



22 Butters St RESERVOIR 3073 (REI) Agent Comments

 4  3  2

Price: \$1,540,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 353 sqm approx



52b OConnor St RESERVOIR 3073 (REI) Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 13/09/2024
Property Type: House



69a Malpas St PRESTON 3072 (REI) Agent Comments

 4  3  2

Price: \$1,450,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House