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

16 Tovey Street, Reservoir Vic 3073

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|---------------------|------------|--------|------------------|--|--|--|
| Single price | e \$980,000 | | | | | | | |
| Median sale price | | | | | | | | |
| Median price | \$980,500 | Property Type House | | | Suburb Reservoir | | | |
| Period - From | 01/07/2021 | to | 30/09/2021 | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 7 Tovey St RESERVOIR 3073 | \$910,000 | 06/11/2021 |
| 2 | | | |
| 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:

13/12/2021 09:18









Rooms: 6 Property Type: House (Res) Land Size: 834 sqm approx Agent Comments

Indicative Selling Price \$980,000 Median House Price September quarter 2021: \$980,500

Comparable Properties



7 Tovey St RESERVOIR 3073 (REI) 2 2



Price: \$910,000 Method: Auction Sale Date: 06/11/2021 Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments

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.

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propertydata



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