

# 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

1 Ryan Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$800,000

### Median sale price

Median price

\$850,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2020

to

31/03/2020

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	40 Hughes Pde RESERVOIR 3073	\$950,000	12/03/2020
2	4 Glasgow Av RESERVOIR 3073	\$891,000	13/06/2020
3	16 Elliot St RESERVOIR 3073	\$800,000	02/05/2020

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:

23/06/2020 10:54



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 865 sqm approx

Agent Comments

## Comparable Properties

### 40 Hughes Pde RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 12/03/2020

**Property Type:** House (Res)

**Land Size:** 898 sqm approx

### 4 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$891,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** House (Res)



### 16 Elliot St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 02/05/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 964 sqm approx