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	18 Merrilands Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$925,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/04/2021	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

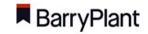
Add	dress of comparable property	Price	Date of sale
1	27 Liston Av RESERVOIR 3073	\$890,000	01/04/2021
2	18 Elizabeth Ct RESERVOIR 3073	\$885,000	31/07/2021
3	105 Pallant Av RESERVOIR 3073	\$810,000	10/07/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/09/2021 08:54









Indicative Selling Price \$800,000 - \$850,000 **Median House Price** June quarter 2021: \$925,000

Comparable Properties



27 Liston Av RESERVOIR 3073 (REI/VG)



Price: \$890,000 Method: Auction Sale Date: 01/04/2021

Rooms: 7

Property Type: House (Res) Land Size: 526 sqm approx

Agent Comments



18 Elizabeth Ct RESERVOIR 3073 (REI)

=3





Price: \$885.000 Method: Auction Sale Date: 31/07/2021

Property Type: House (Res) Land Size: 620 sqm approx Agent Comments

105 Pallant Av RESERVOIR 3073 (REI)





Price: \$810,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 850 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



