Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	1/1 Horton Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$920,000

Median sale price

Median price	\$616,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/07/2024	to	30/09/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	11 Robinson Rd RESERVOIR 3073	\$893,500	22/11/2024
2	2/531 Murray Rd PRESTON 3072	\$895,000	05/10/2024
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:	25/11/2024 15:15



Date of sale







Indicative Selling Price \$880,000 - \$920,000 Median Unit Price September quarter 2024: \$616,000

Comparable Properties



11 Robinson Rd RESERVOIR 3073 (REI)

3

J 2

-

Agent Comments

Price: \$893,500

Method: Sold Before Auction

Date: 22/11/2024

Property Type: Townhouse (Single)

2/531 Murray Rd PRESTON 3072 (REI)

-

3



a `

Agent Comments

Price: \$895,000 Method: Auction Sale Date: 05/10/2024

Property Type: Townhouse (Res)

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.

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





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