

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

1/11 Horton Street Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

Suburb

Reservoir

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

7/12-16 Pellow Street Reservoir VIC 3073	\$775,000	27-May-20
1/80 Northernhay Street Reservoir VIC 3073	\$758,000	04-Jun-20
2/11 Horton Street Reservoir VIC 3073	\$700,000	12-May-20

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 6 months.~~

This Statement of Information was prepared on: 29 June 2020



7/12-16 Pellew Street Reservoir VIC 3073

Sold Price

^{RS} **\$775,000** ^{UN}

Sold Date **27-May-20**

 3  2  2

Distance **1.16km**



1/80 Northernhay Street Reservoir VIC 3073

Sold Price

^{RS} **\$758,000** ^{UN}

Sold Date **04-Jun-20**

 3  2  2

Distance **1.78km**



2/11 Horton Street Reservoir VIC 3073

Sold Price

^{RS} **\$700,000**

Sold Date **12-May-20**

 3  2  2

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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