

# 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

108 Hickford 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$930,000

Property Type House

Suburb Reservoir

Period - From 01/01/2021

to 31/03/2021

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	Price	Date of sale
1	21a Dumbarton St RESERVOIR 3073	\$650,000	22/05/2021
2	2 Macartney St RESERVOIR 3073	\$685,000	15/04/2021
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:

17/06/2021 14:24



 3    1    2

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 343 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

March quarter 2021: \$930,000

## Comparable Properties



**21a Dumbarton St RESERVOIR 3073 (REI)**

Agent Comments

 3    1    2

**Price:** \$650,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** House (Res)

**Land Size:** 245 sqm approx

**2 Macartney St RESERVOIR 3073 (VG)**

Agent Comments

 3    -    -

**Price:** \$685,000

**Method:** Sale

**Date:** 15/04/2021

**Property Type:** House (Res)

**Land Size:** 373 sqm approx

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.