

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

12 Gilbank Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$892,500

Property Type House

Suburb Reservoir

Period - From 01/10/2022

to 31/12/2022

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	61 Kinsale St RESERVOIR 3073	\$995,000	03/12/2022
2	20 Vale St RESERVOIR 3073	\$965,000	30/07/2022
3	9 Arbor Av RESERVOIR 3073	\$965,000	11/11/2022

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:

23/01/2023 14:08



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2022: \$892,500

Comparable Properties



61 Kinsale St RESERVOIR 3073 (REI)

Agent Comments

 3  1  4

Price: \$995,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 625 sqm approx

20 Vale St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$965,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 532 sqm approx



9 Arbor Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$965,000

Method: Private Sale

Date: 11/11/2022

Property Type: House (Res)

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