

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 31-33 KIRBY STREET RESERVOIR 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 \$1,399,000 & \$1,499,000

Median sale price

Median price \$875,000

Property type HOUSE

Suburb RESERVOIR

Period - From 1/4/2023

to

30/6/2023

Source REIV

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:

19TH September 2023