

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 Spring 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

\$879,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

*House

X

*Unit

Suburb

Reservoir

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

129 Spring Street Reservoir VIC 3073	\$882,000	09-Feb-19
800 High Street Reservoir VIC 3073	\$849,900	30-Sep-18
13 Gloucester Street Reservoir VIC 3073	\$840,000	06-Oct-18

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.~~

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129 Spring Street Reservoir VIC 3073

Sold Price

\$882,000

Sold Date

09-Feb-19



3



2



2

Distance

0.21km



800 High Street Reservoir VIC 3073

Sold Price

\$849,900

Sold Date

30-Sep-18



3



1



2

Distance

0.72km



13 Gloucester Street Reservoir VIC 3073

Sold Price

\$840,000

Sold Date

06-Oct-18



3



2



3

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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