

# 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

70 Royal Parade, 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 \$780,000 & \$850,000

### Median sale price

Median price \$841,500 Property Type House Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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	55 Fordham Rd RESERVOIR 3073	\$825,000	23/12/2020
2	2 Carrol St RESERVOIR 3073	\$822,000	21/11/2020
3	18 Whitelaw St RESERVOIR 3073	\$810,000	07/12/2020

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:

22/02/2021 15:51



**Property Type:**

Agent Comments

## Comparable Properties



**55 Fordham Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$825,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** House

**Land Size:** 643 sqm approx



**2 Carrol St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$822,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** House (Res)

**Land Size:** 601 sqm approx



**18 Whitelaw St RESERVOIR 3073 (VG)**

Agent Comments



**Price:** \$810,000

**Method:** Sale

**Date:** 07/12/2020

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 650 sqm approx