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

171 Hickford Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$730,000		&		\$800,000				
Median sale price									
Median price	\$960,000	Pro	Property Type		House		Suburb	Reservoir	
Period - From	26/04/2021	to	25/04/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	83 Arundel Av RESERVOIR 3073	\$830,000	05/02/2022
2	26 Burbank Dr RESERVOIR 3073	\$735,000	19/03/2022
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:

26/04/2022 11:00









Property Type: House Land Size: 483 sqm approx Agent Comments Indicative Selling Price \$730,000 - \$800,000 Median House Price 26/04/2021 - 25/04/2022: \$960,000

Comparable Properties

83 Arundel Av RESERVOIR 3073 (REI) 3 1 2 Price: \$830,000 Method: Auction Sale Date: 05/02/2022 Property Type: House (Res) Land Size: 646.80 sqm approx	Agent Comments	
26 Burbank Dr RESERVOIR 3073 (REI) 26 Burbank Dr RESERVOIR 3073 (REI) 27 Price: \$735,000 Method: Auction Sale Date: 19/03/2022 Rooms: 5 Property Type: House (Res) Land Size: 577 sqm approx	Agent Comments	

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.

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

propertydata



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