## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

11 Clinnick Street, Reservoir Vic 3073
1

#### Indicative selling price

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

Range between \$900,000	&	\$950,000
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### Median sale price

Median price	\$980,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/07/2021	to	30/09/2021		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

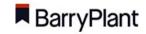
Add	dress of comparable property	Price	Date of sale
1	23 Coleman Cr RESERVOIR 3073	\$1,151,000	13/10/2021
2	2 Reservoir St RESERVOIR 3073	\$950,000	02/08/2021
3	191 Edwardes St RESERVOIR 3073	\$935,000	14/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/10/2021 14:10







**1** 2 **1** 1

Rooms: 4

**Property Type:** House (Res) **Land Size:** 510 sqm approx

**Agent Comments** 

Indicative Selling Price \$900,000 - \$950,000 Median House Price September quarter 2021: \$980,500

# Comparable Properties

23 Coleman Cr RESERVOIR 3073 (REI)

**!=**|3 **=**|1 **=**|

**Price:** \$1,151,000 **Method:** Auction Sale **Date:** 13/10/2021

Property Type: House (Res)

**Agent Comments** 



2 Reservoir St RESERVOIR 3073 (VG)

🗀 3 **-** 4

Price: \$950,000 Method: Sale Date: 02/08/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 811 sqm approx

**Agent Comments** 

191 Edwardes St RESERVOIR 3073 (REI)

Price: \$935,000

Method: Sold Before Auction

Date: 14/10/2021

Property Type: House (Res)

Agent Comments

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



