

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

18 Elizabeth Court, Reservoir Vic 3073

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$815,500

Property Type House

Suburb Reservoir

Period - From 01/04/2020

to

31/03/2021

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	Price	Date of sale
1	107 Keon Pde RESERVOIR 3073	\$855,000	19/06/2021
2	97 Burbank Dr RESERVOIR 3073	\$803,000	03/06/2021
3	32 Invermay St RESERVOIR 3073	\$780,250	22/05/2021

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:

25/06/2021 17:40



 3  2  1

Rooms: 5
Property Type: House (Res)
Land Size: 625 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$850,000
Median House Price
 Year ending March 2021: \$815,500

Comparable Properties



107 Keon Pde RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$855,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 700 sqm approx

97 Burbank Dr RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$803,000
Method: Sold Before Auction
Date: 03/06/2021
Property Type: House (Res)
Land Size: 587 sqm approx



32 Invermay St RESERVOIR 3073 (REI)

Agent Comments

 3  1  -

Price: \$780,250
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)