

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

11 White Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$895,500 Property Type House Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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	21 Gellibrand Cr RESERVOIR 3073	\$1,126,000	26/10/2024
2	18 Thackeray Rd RESERVOIR 3073	\$1,125,000	11/09/2024
3	121 North Rd RESERVOIR 3073	\$1,195,000	08/06/2024

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:

18/11/2024 16:15



Rooms: 5
Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median House Price
 September quarter 2024: \$895,500

Comparable Properties



21 Gellibrand Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,126,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 904 sqm approx



18 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 697 sqm approx



121 North Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,195,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)

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



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