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

13 Ryan Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale p	rice									
Median price	\$889,500	Pro	operty Type	Hou	se		Suburb	Reservoir		
Period - From	01/10/2024	to	31/12/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	30 Marchant Av RESERVOIR 3073	\$900,000	10/02/2025
2	3 Wagga Rd RESERVOIR 3073	\$750,000	26/10/2024
3	2 Chantal CI THOMASTOWN 3074	\$840,000	11/10/2024

OR

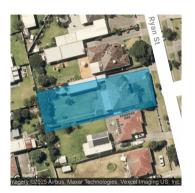
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/02/2025 14:54



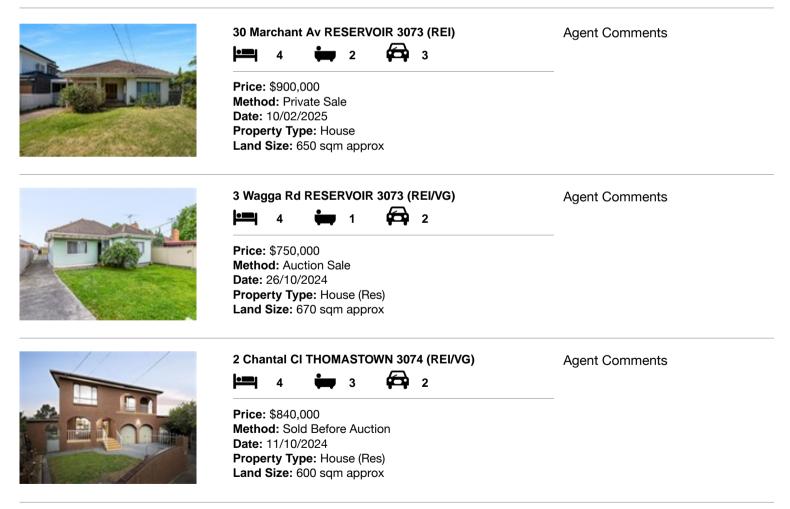






Property Type: House Land Size: 921 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price December quarter 2024: \$889,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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