

# 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 Sheargold Court, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$779,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2022

to

30/06/2022

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	34 Moira Av RESERVOIR 3073	\$790,000	06/08/2022
2	98 Denys St FAWKNER 3060	\$780,000	03/08/2022
3	45 Lockton Av RESERVOIR 3073	\$755,000	27/08/2022

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:

07/09/2022 10:03



 3  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$779,000

**Median House Price**

June quarter 2022: \$980,000

## Comparable Properties



**34 Moira Av RESERVOIR 3073 (REI)**

Agent Comments

 3  2  2

**Price:** \$790,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**98 Denys St FAWKNER 3060 (REI)**

Agent Comments

 3  1  2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 03/08/2022

**Property Type:** House



**45 Lockton Av RESERVOIR 3073 (REI)**

Agent Comments

 3  1  2

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 27/08/2022

**Property Type:** House (Res)