## 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	13 Sheargold Court, Reservoir Vic 3073
Including suburb and	-
postcode	

#### Indicative selling price

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

Single price \$779,000

#### Median sale price

Median price	\$980,000	Pro	perty 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

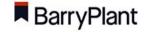
1	34 Moira Av RESERVOIR 3073	\$790,000	06/08/2022
2	98 Denys St FAWKNER 3060	\$780,000	03/08/2022
3	45 Lockton Av RESERVOIR 3073	\$755,000	27/08/2022

#### 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









**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)

3



**a** 

2

**Price:** \$790,000 **Method:** Auction Sale **Date:** 06/08/2022

**Property Type:** House (Res) **Land Size:** 536 sqm approx

**Agent Comments** 



98 Denys St FAWKNER 3060 (REI)

**=** 3



**€** 2

Price: \$780,000 Method: Private Sale Date: 03/08/2022 Property Type: House **Agent Comments** 



45 Lockton Av RESERVOIR 3073 (REI)

-



**A** 

**Price:** \$755,000 **Method:** Auction Sale **Date:** 27/08/2022

Property Type: House (Res)

Agent Comments

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



