

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

2/11 Horton Street Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

Other

Suburb

Reservoir

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

3/32 Storey Road Reservoir VIC 3073	\$767,500	30-Nov-19
2/5 Birdwood Street Reservoir VIC 3073	\$815,000	19-Sep-19
9B Haig Street Reservoir VIC 3073	\$840,000	17-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 12 March 2020



3/32 Storey Road Reservoir VIC 3073

 3  2  2

Sold Price

\$767,500

Sold Date

30-Nov-19

Distance

2.29km



2/5 Birdwood Street Reservoir VIC 3073

 3  2  2

Sold Price

\$815,000

Sold Date

19-Sep-19

Distance

0.94km



9B Haig Street Reservoir VIC 3073

 3  2  1

Sold Price

\$840,000

Sold Date

17-Jun-19

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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