

# 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

1/1099 High Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$550,000 & \$590,000

### Median sale price

Median price \$841,500 Property Type House Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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	7 Spring St THOMASTOWN 3074	\$600,000	29/07/2020
2			
3			

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:

19/01/2021 10:16



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median House Price**  
December quarter 2020: \$841,500

## Comparable Properties

7 Spring St THOMASTOWN 3074 (VG)

Agent Comments

 4    -    -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 29/07/2020  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx

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 is the only comparable sale in the last 6 months of similar size land and size home.