Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1c Whitby Street, Reservoir Vic 3073
Including suburb and postcode	1c Whitby Street, Reservoir Vic 3073

Indicative selling price

Property offered for sale

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

Single price \$615,000

Median sale price

Median price	\$955,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/10/2021	to	31/12/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

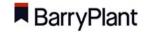
Address of comparable property		Price	Date of sale
1	20 Banbury Rd RESERVOIR 3073	\$610,000	21/12/2021
2			
3			

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:	21/03/2022 12:12









Rooms: 4

Property Type: House Agent Comments

Indicative Selling Price \$615,000 Median House Price

December quarter 2021: \$955,500

Comparable Properties



20 Banbury Rd RESERVOIR 3073 (REI/VG)

1 2 **1** 6

Price: \$610,000 Method: Private Sale Date: 21/12/2021 Property Type: House

Land Size: 243 sqm approx

Agent Comments

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.

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