

# 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

10 Vale Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$889,500

Property Type House

Suburb Reservoir

Period - From 01/10/2024

to 31/12/2024

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 | 2 Horton St RESERVOIR 3073     | \$1,110,000 | 01/03/2025   |
| 2 | 9 Kingsley Rd RESERVOIR 3073   | \$1,140,000 | 24/01/2025   |
| 3 | 83 Henty St RESERVOIR 3073     | \$1,180,000 | 05/12/2024   |

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:

13/03/2025 12:27



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 476.166 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
December quarter 2024: \$889,500

## Comparable Properties



**2 Horton St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)



**9 Kingsley Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 24/01/2025  
**Property Type:** House



**83 Henty St RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$1,180,000  
**Method:** Sold Before Auction  
**Date:** 05/12/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

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