

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

12 Clingin Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$940,000

Property Type House

Suburb Reservoir

Period - From 14/10/2021

to

13/10/2022

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	11 Summerhill Rd RESERVOIR 3073	\$762,000	20/06/2022
2	29 Eisenhower St RESERVOIR 3073	\$750,000	13/08/2022
3	40 Andrews Av RESERVOIR 3073	\$729,000	28/06/2022

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:

14/10/2022 09:58



3 1 2

Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
14/10/2021 - 13/10/2022: \$940,000

Comparable Properties



11 Summerhill Rd RESERVOIR 3073 (REI/VG) **Agent Comments**

2 1 2

Price: \$762,000
Method: Private Sale
Date: 20/06/2022
Property Type: House
Land Size: 565.85 sqm approx



29 Eisenhower St RESERVOIR 3073 (REI/VG) **Agent Comments**

2 1 1

Price: \$750,000
Method: Auction Sale
Date: 13/08/2022
Property Type: House (Res)
Land Size: 611.20 sqm approx



40 Andrews Av RESERVOIR 3073 (VG) **Agent Comments**

3 - -

Price: \$729,000
Method: Sale
Date: 28/06/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 548 sqm approx