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

149 Spring Street, Reservoir Vic 3073

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-----------|
| Range betweer | n \$890,000 | | & | | \$960,000 |) | | |
| Median sale p | rice | | | | | | | |
| Median price | \$910,000 | Pro | operty Type | Hou | ise | | Suburb | Reservoir |
| Period - From | 01/01/2025 | to | 31/03/2025 | | So | urce | 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 | 10 Luke St RESERVOIR 3073 | \$933,000 | 31/05/2025 |
| 2 | 2 Taylor Av RESERVOIR 3073 | \$900,000 | 08/05/2025 |
| 3 | 50 Kia Ora Rd RESERVOIR 3073 | \$927,500 | 26/04/2025 |

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:

23/06/2025 09:56









Property Type: House (Res) **Land Size:** 500 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$960,000 Median House Price March quarter 2025: \$910,000

Comparable Properties

| | 10 Luke St RESERVOIR 3073 (REI) 3 4 1 6 1 | Agent Comments | |
|---|--|----------------|--|
| | Price: \$933,000 Method: Auction Sale Date: 31/05/2025 Property Type: House (Res) | | |
| | 2 Taylor Av RESERVOIR 3073 (REI/VG) | Agent Comments | |
| ANT. A | 1 3 1 2 | | |
| The second se | Price: \$900,000 | | |
| a sugar sin a sector | Method: Private Sale | | |
| and the second | Date: 08/05/2025 | | |
| | Property Type: House Land Size: 538 sqm approx | | |
| and a | 50 Kia Ora Rd RESERVOIR 3073 (REI/VG) | Agent Comments | |
| 1 into | 1 3 1 4 | | |
| | Price: \$927,500 | | |
| | Method: Auction Sale | | |
| | Date: 26/04/2025 Rooms: 6 | | |
| | Property Type: House (Res) | | |
| | Land Size: 519 sqm approx | | |

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



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