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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