Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$850,000	&	\$900,000
-------------------------	---	-----------

Median sale price

Median price	\$910,000	Pro	perty Type H	ouse		Suburb	Reservoir
Period - From	01/01/2025	to	31/03/2025	S	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

1	32 Compton St RESERVOIR 3073	\$880,000	01/04/2025
2	1 Orrong Av RESERVOIR 3073	\$900,000	07/03/2025
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:	16/05/2025 15:07
--	------------------



Date of sale

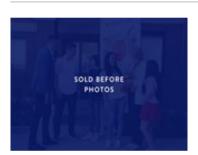






Indicative Selling Price \$850,000 - \$900,000 **Median House Price** March quarter 2025: \$910,000

Comparable Properties



32 Compton St RESERVOIR 3073 (REI)

Price: \$880,000 Method: Private Sale Date: 01/04/2025

Property Type: House (Res)

Agent Comments



1 Orrong Av RESERVOIR 3073 (REI/VG)

Price: \$900,000 Method: Private Sale Date: 07/03/2025 Property Type: House Land Size: 746 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.

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.