## 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	47 Summerhill Road, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$740,000 &	\$780,000
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#### Median sale price

Median price	\$901,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	50 Nisbett St RESERVOIR 3073	\$750,000	08/07/2025
2	14 Summerhill Rd RESERVOIR 3073	\$747,000	10/05/2025
3	66 Strathmerton St RESERVOIR 3073	\$780,000	09/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2025 14:55
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Property Type: House (Previously

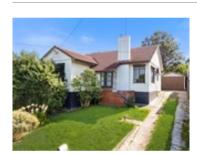
Occupied - Detached) Land Size: 540 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$740,000 - \$780,000 **Median House Price** 

Year ending June 2025: \$901,000

## Comparable Properties



50 Nisbett St RESERVOIR 3073 (REI)

**Agent Comments** 

Price: \$750.000 Method: Private Sale Date: 08/07/2025 Property Type: House Land Size: 581 sqm approx



14 Summerhill Rd RESERVOIR 3073 (REI/VG)



**Agent Comments** 

Price: \$747,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 674 sqm approx



66 Strathmerton St RESERVOIR 3073 (REI/VG)





Agent Comments

Price: \$780,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 728 sqm approx

Account - VICPROP | P: 03 8888 1011





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