

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

20 Jess Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$930,000 Property Type House Suburb Reservoir

Period - From 01/01/2021 to 31/03/2021 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	24 Bedwell St RESERVOIR 3073	\$1,032,500	21/05/2021
2	33 Tracey St RESERVOIR 3073	\$1,001,000	27/03/2021
3	33 Wilson Blvd RESERVOIR 3073	\$1,117,500	02/02/2021

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:

22/06/2021 13:43



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Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2021: \$930,000

Comparable Properties



24 Bedwell St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,032,500
Method: Private Sale
Date: 21/05/2021
Rooms: 6
Property Type: House (Res)
Land Size: 1412 sqm approx

33 Tracey St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,001,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 947 sqm approx



33 Wilson Blvd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,117,500
Method: Private Sale
Date: 02/02/2021
Rooms: 8
Property Type: House (Res)
Land Size: 1547 sqm approx