

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

1007 High Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$790,000 Property Type House Suburb Reservoir

Period - From 05/11/2019 to 04/11/2020 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	987 High St RESERVOIR 3073	\$775,000	26/06/2020
2	33 Broadhurst Av RESERVOIR 3073	\$770,000	14/07/2020
3	2 Grimwade St RESERVOIR 3073	\$750,000	17/06/2020

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:

05/11/2020 09:38



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
05/11/2019 - 04/11/2020: \$790,000

Comparable Properties



987 High St RESERVOIR 3073 (REI)

Agent Comments



Price: \$775,000
Method: Sold Before Auction
Date: 26/06/2020
Property Type: House (Res)



33 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 14/07/2020
Rooms: 4
Property Type: House (Res)
Land Size: 905 sqm approx



2 Grimwade St RESERVOIR 3073 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 17/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 901 sqm approx