

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

7 Legh Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$955,000

Property Type

House

Suburb

Reservoir

Period - From

01/10/2021

to

30/09/2022

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	10 Hurley St RESERVOIR 3073	\$806,000	18/10/2022
2	34 Moira Av RESERVOIR 3073	\$790,000	06/08/2022
3	45 Lockton Av RESERVOIR 3073	\$755,000	27/08/2022

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:

03/11/2022 17:09



3 1 2

Property Type: house
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median House Price
Year ending September 2022: \$955,000

Comparable Properties



10 Hurley St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$806,000
Method: Private Sale
Date: 18/10/2022
Property Type: House
Land Size: 590 sqm approx



34 Moira Av RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$790,000
Method: Auction Sale
Date: 06/08/2022
Property Type: House (Res)
Land Size: 536 sqm approx



45 Lockton Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$755,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)

Account - Love & Co