

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

17 Leamington Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$890,000 Property Type House Suburb Reservoir

Period - From 25/07/2023 to 24/07/2024 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	135 Rathcown Rd RESERVOIR 3073	\$1,105,000	27/03/2024
2	34 McMahon Rd RESERVOIR 3073	\$1,100,000	26/03/2024
3	60 Allenby Av RESERVOIR 3073	\$1,085,000	26/02/2024

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:

25/07/2024 09:59



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

25/07/2023 - 24/07/2024: \$890,000

Comparable Properties



135 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$1,105,000

Method: Auction Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 743 sqm approx



34 McMahon Rd RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Private Sale

Date: 26/03/2024

Property Type: House (Res)

Land Size: 750 sqm approx



60 Allenby Av RESERVOIR 3073 (REI)

Agent Comments

4 1 2

Price: \$1,085,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 740 sqm approx

Account - Love & Co