

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

31 Locksley Avenue, 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

\$955,500

Property Type

House

Suburb

Reservoir

Period - From

01/10/2021

to

31/12/2021

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	1 Wright St RESERVOIR 3073	\$1,120,000	30/10/2021
2	18 Locksley Av RESERVOIR 3073	\$1,100,000	30/10/2021
3	55 Wattle Gr RESERVOIR 3073	\$1,090,000	22/09/2021

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:

03/02/2022 12:02



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2021: \$955,500

Comparable Properties



1 Wright St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 476 sqm approx



18 Locksley Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 522 sqm approx



55 Wattle Gr RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 22/09/2021
Property Type: House (Res)

Account - Love & Co