

# 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

8 Judges Court, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$795,000

### Median sale price

Median price \$810,000

Property Type House

Suburb Reservoir

Period - From 01/01/2020

to 31/12/2020

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	45 Green Av KINGSBURY 3083	\$800,000	10/03/2021
2	2 Lipscomb Ct RESERVOIR 3073	\$770,000	05/12/2020
3	14 Teresa Ct RESERVOIR 3073	\$760,000	19/10/2020

**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:

22/03/2021 09:08



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$795,000

**Median House Price**

Year ending December 2020: \$810,000

## Comparable Properties



**45 Green Av KINGSBURY 3083 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 10/03/2021

**Property Type:** House (Res)

**Land Size:** 635 sqm approx

**2 Lipscomb Ct RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$770,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)



**14 Teresa Ct RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 19/10/2020

**Property Type:** House (Res)