

# 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

2 Kolverne Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$670,000 & \$720,000

### 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	40 Mutton Rd FAWKNER 3060	\$721,000	09/12/2021
2	54 Banbury Rd RESERVOIR 3073	\$705,000	29/10/2021
3	20 Wurruk St FAWKNER 3060	\$670,000	11/12/2021

**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:

04/03/2022 17:31



3   2   1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 491 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$670,000 - \$720,000  
**Median House Price**  
 December quarter 2021: \$955,500

## Comparable Properties

40 Mutton Rd FAWKNER 3060 (REI)

Agent Comments

3   1   1

**Price:** \$721,000  
**Method:** Auction Sale  
**Date:** 09/12/2021  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx



54 Banbury Rd RESERVOIR 3073 (REI)

Agent Comments

4   1   2

**Price:** \$705,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2021  
**Property Type:** House (Res)



20 Wurruk St FAWKNER 3060 (REI)

Agent Comments

3   1   1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 291 sqm approx

Account - Love & Co