

# 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

11 Tivey 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 \$900,000 & \$950,000

### Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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 Tivey St RESERVOIR 3073	\$950,000	01/12/2023
2	24 Rodman St RESERVOIR 3073	\$876,000	02/03/2024
3	22 Ryan St RESERVOIR 3073	\$855,000	27/02/2024

**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:

02/04/2024 18:08



3   1   2

**Property Type:** House (Res)

**Land Size:** 797 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

December quarter 2023: \$922,000

## Comparable Properties

**10 Tivey St RESERVOIR 3073 (VG)**

Agent Comments

4   -   -

**Price:** \$950,000

**Method:** Sale

**Date:** 01/12/2023

**Property Type:** House (Res)

**Land Size:** 768 sqm approx



**24 Rodman St RESERVOIR 3073 (REI)**

Agent Comments

3   1   2

**Price:** \$876,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**22 Ryan St RESERVOIR 3073 (REI)**

Agent Comments

3   1   2

**Price:** \$855,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** House (Res)

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