

# 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

113 Hughes Parade, 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 \$950,000 & \$1,045,000

### 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	19 Greig St RESERVOIR 3073	\$1,005,000	27/09/2023
2	8 Halsey St RESERVOIR 3073	\$960,000	21/10/2023
3	125 Wilson Blvd RESERVOIR 3073	\$950,000	03/02/2024

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:

26/02/2024 10:56



3   2   2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 741 sqm approx

Agent Comments

## Comparable Properties



**19 Greig St RESERVOIR 3073 (REI)**

Agent Comments

3   1   4

**Price:** \$1,005,000

**Method:** Sold Before Auction

**Date:** 27/09/2023

**Property Type:** House

**Land Size:** 760 sqm approx



**8 Halsey St RESERVOIR 3073 (REI)**

Agent Comments

3   1   4

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 768 sqm approx



**125 Wilson Blvd RESERVOIR 3073 (REI)**

Agent Comments

3   1   5

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1037 sqm approx