

# 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

12 Olive 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 \$880,000 & \$950,000

### Median sale price

Median price \$901,000 Property Type House Suburb Reservoir

Period - From 01/04/2023 to 31/03/2024 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	625-627 Gilbert Rd RESERVOIR 3073	\$950,000	04/05/2024
2	3 Rose Ct RESERVOIR 3073	\$917,000	20/03/2024
3	3 Armstrong St RESERVOIR 3073	\$880,000	17/04/2024

**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:

10/05/2024 09:26



 3    1    1

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 488 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$880,000 - \$950,000  
**Median House Price**  
Year ending March 2024: \$901,000

## Comparable Properties



625-627 Gilbert Rd RESERVOIR 3073 (REI)

Agent Comments

 2    2    2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)



3 Rose Ct RESERVOIR 3073 (REI)

Agent Comments

 3    1    1

**Price:** \$917,000  
**Method:** Auction Sale  
**Date:** 20/03/2024  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx



3 Armstrong St RESERVOIR 3073 (REI)

Agent Comments

 2    1    2

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 17/04/2024  
**Property Type:** House (Res)  
**Land Size:** 504 sqm approx

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