

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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.

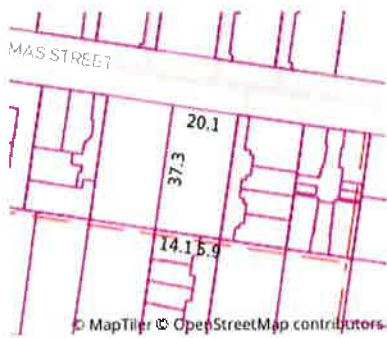
	Address of comparable property	Price	Date of sale
1	62 Steane St RESERVOIR 3073	\$970,000	27/05/2023
2	46 Steane St RESERVOIR 3073	\$880,000	17/06/2023
3			

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:

13 Mccomas Street, Reservoir Vic 3073



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending March 2023: \$880,000

Comparable Properties



62 Steane St RESERVOIR 3073 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)



46 Steane St RESERVOIR 3073 (REI)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 528 sqm approx

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.

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