

**Nelson
Alexander**

Statement of Information

1C WATTLEBRAE STREET, RESERVOIR, VIC 3073

PREPARED BY SPIROS KARAGIANNIDIS, NELSON ALEXANDER NORTHCOTE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1C WATTLEBRAE STREET, RESERVOIR,



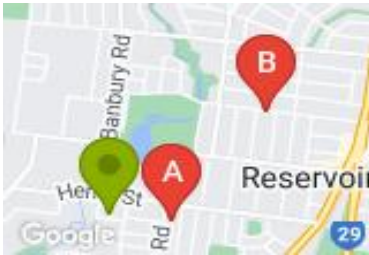
Indicative Selling Price

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

Price Range: \$380,000 to \$410,000

Provided by: Spiros Karagiannidis, Nelson Alexander Northcote

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (Unit)

\$620,000

01 November 2023 to 31 January 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6/704 GILBERT RD, RESERVOIR, VIC 3073



Sale Price

***\$400,000**

Sale Date: 02/03/2024

Distance from Property: 408m



6/42 HARBURY ST, RESERVOIR, VIC 3073



Sale Price

\$380,000

Sale Date: 25/11/2023

Distance from Property: 1.3km



This report has been compiled on 07/03/2024 by Nelson Alexander Northcote. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1C WATTLEBRAE STREET, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range: \$380,000 to \$410,000

Median sale price

Median price \$620,000

Property type

Unit

Suburb

RESERVOIR

Period 01 November 2023 to 31 January 2024

Source

 pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

6/704 GILBERT RD, RESERVOIR, VIC 3073	*\$400,000	02/03/2024
6/42 HARBURY ST, RESERVOIR, VIC 3073	\$380,000	25/11/2023

This Statement of Information was prepared on:

07/03/2024