

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/37 STOREY ROAD, RESERVOIR, VIC

2 2 1

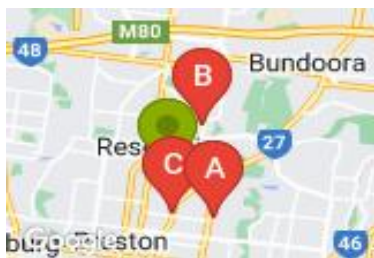
Indicative Selling Price

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

Price Range: **\$779,000**

Provided by: George Ioannou, Harcourts Rata & Co

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

\$885,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 LAHA CRES, PRESTON, VIC 3072

3 2 2

Sale Price

***\$750,000**

Sale Date: 12/06/2024

Distance from Property: 1.7km



3/30 MCMAHON RD, RESERVOIR, VIC 3073

3 2 1

Sale Price

***\$748,000**

Sale Date: 31/05/2024

Distance from Property: 1.7km



1B GOLDSMITH AVE, PRESTON, VIC 3072

3 2 1

Sale Price

***\$710,000**

Sale Date: 24/05/2024

Distance from Property: 1.1km



This report has been compiled on 21/06/2024 by Harcourts Rata & Co. 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*.

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Property offered for sale

Address
Including suburb and postcode

2/37 STOREY ROAD, RESERVOIR, VIC 3073


Indicative selling price

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

Price Range: \$779,000

Median sale price

Median price \$885,000 Property type House Suburb RESERVOIR

Period 01 April 2023 to 31 March 2024 Source 

Comparable property sales

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Address of comparable property

Price

Date of sale

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This Statement of Information was prepared on:

21/06/2024

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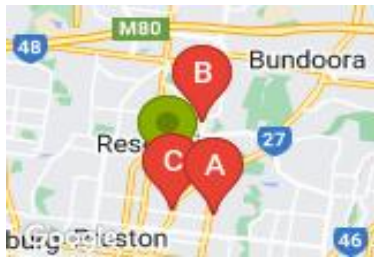
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4/37 STOREY ROAD, RESERVOIR, VIC

2 2 1

Indicative Selling Price

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

Price Range: \$749,000

Provided by: George Ioannou, Harcourts Rata & Co

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

\$885,000

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Indicative selling price

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Price Range:

\$749,000

Median sale price

Median price

\$885,000

Property type

House

Suburb

RESERVOIR

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

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