

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

2 Bourke Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$850,000

Property Type House

Suburb Reservoir

Period - From 01/01/2023

to 31/03/2023

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	7 Griffiths St RESERVOIR 3073	\$1,265,000	23/02/2023
2			
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:

05/07/2023 09:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2023: \$850,000

Comparable Properties

7 Griffiths St RESERVOIR 3073 (VG)

Agent Comments



Price: \$1,265,000

Method: Sale

Date: 23/02/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 981 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. This is the only comparable property however this one in Bourlke street has a large frontage of 20 metres

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