

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

29 Joffre Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$922,000

Property Type

House

Suburb

Reservoir

Period - From

01/10/2023

to

31/12/2023

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	22 King William St RESERVOIR 3073	\$1,320,000	25/11/2023
2	3 East St RESERVOIR 3073	\$1,285,000	04/10/2023
3	15 Thackeray Rd RESERVOIR 3073	\$1,200,000	20/09/2023

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:

13/02/2024 17:47



 3  2  2

Property Type: House

Land Size: 718m2 sqm approx

Agent Comments

Comparable Properties



22 King William St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$1,320,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)



3 East St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,285,000

Method: Private Sale

Date: 04/10/2023

Property Type: House

Land Size: 763 sqm approx



15 Thackeray Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,200,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: House (Res)

Land Size: 696 sqm approx