

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

3 Armstrong Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$900,000

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 | 3 Rose Ct RESERVOIR 3073 | \$917,000 | 20/03/2024 |
| 2 | 25 Moore Cr RESERVOIR 3073 | \$890,000 | 24/02/2024 |
| 3 | 213 Murray Rd PRESTON 3072 | \$861,500 | 17/02/2024 |

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:

26/03/2024 12:52



Property Type: House
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

December quarter 2023: \$922,000

Comparable Properties



3 Rose Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$917,000
Method: Auction Sale
Date: 20/03/2024
Property Type: House (Res)
Land Size: 511 sqm approx



25 Moore Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$890,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 648 sqm approx



213 Murray Rd PRESTON 3072 (REI)

Agent Comments



Price: \$861,500
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 355 sqm approx