

# 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

31 North Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### 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	12 Hawking St PRESTON 3072	\$960,000	18/11/2023
2	7 Macartney St RESERVOIR 3073	\$950,000	09/12/2023
3	66 Crookston Rd RESERVOIR 3073	\$937,000	05/02/2024

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:

14/03/2024 14:42



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 642 sqm approx

[Agent Comments](#)

## Comparable Properties



**12 Hawking St PRESTON 3072 (REI/VG)**

[Agent Comments](#)



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House

**Land Size:** 468 sqm approx



**7 Macartney St RESERVOIR 3073 (REI)**

[Agent Comments](#)



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)



**66 Crookston Rd RESERVOIR 3073 (REI)**

[Agent Comments](#)



**Price:** \$937,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House

**Land Size:** 743 sqm approx