

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 35 Bray Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	11 Alcock St RESERVOIR 3073	\$1,285,000	22/02/2024
2	41 Amery St RESERVOIR 3073	\$1,205,000	15/03/2024
3	60 Allenby Av RESERVOIR 3073	\$1,085,000	26/02/2024

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: 07/05/2024 13:04

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Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2024: \$950,000



Rooms: 6
Property Type: House
Land Size: 832 sqm approx
Agent Comments

Comparable Properties

11 Alcock St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,285,000
Method: Auction Sale
Date: 22/02/2024
Property Type: House (Res)



41 Amery St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,205,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: House (Res)
Land Size: 862 sqm approx



60 Allenby Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 740 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688