## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Locksley Avenue, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,550,000		&		\$1,650,0	00		
Median sale p	rice							
Median price	\$922,000	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/10/2023	to	31/12/2023	;	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Howard St RESERVOIR 3073	\$1,700,000	22/02/2024
2	9 Alamo Rd RESERVOIR 3073	\$1,600,000	23/12/2023
3	15 York St RESERVOIR 3073	\$1,600,000	16/12/2023

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:

26/03/2024 11:52



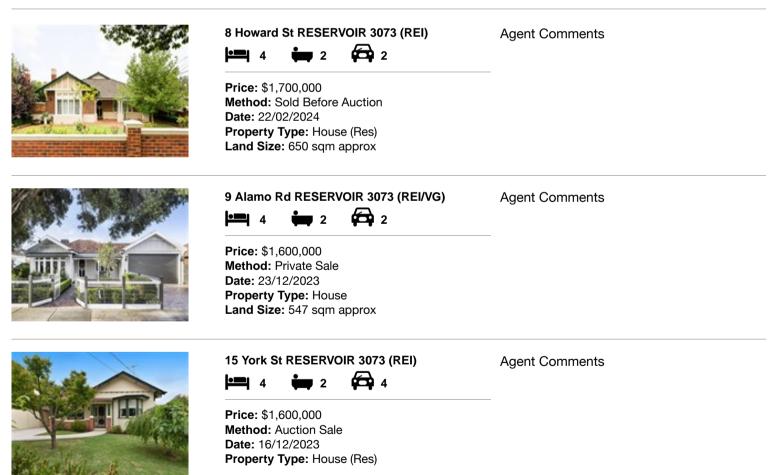






Property Type: Divorce/Estate/Family Transfers Land Size: 514 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price December quarter 2023: \$922,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100



propertydata

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