

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

69 Newton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$865,000 Property Type House Suburb Reservoir

Period - From 10/07/2022 to 09/07/2023 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	71 Delaware St RESERVOIR 3073	\$1,030,000	26/05/2023
2			
3			

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: 10/07/2023 14:55



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
10/07/2022 - 09/07/2023: \$865,000

Comparable Properties

71 Delaware St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 26/05/2023
Property Type: House (Res)

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.

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