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

7 Marshall Drive, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale p	rice									
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	18 Daleglen St RESERVOIR 3073	\$750,000	14/06/2023
2	7 Enderly Av RESERVOIR 3073	\$750,000	24/05/2023
3	3 Judges Ct RESERVOIR 3073	\$740,000	24/04/2023

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:

27/09/2023 11:38





Blake Rubinic 0431 922 004 brubinic@bigginscott.com.au





Property Type: Land Size: 624.31 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending June 2023: \$610,000

Comparable Properties



18 Daleglen St RESERVOIR 3073 (VG)



Price: \$750,000 Method: Sale Date: 14/06/2023 Property Type: House (Previously Occupied -Detached) Land Size: 580 sqm approx

7 Enderly Av RESERVOIR 3073 (VG)

Agent Comments

Agent Comments



Price: \$750,000 Method: Sale Date: 24/05/2023 Property Type: House (Previously Occupied -Detached) Land Size: 669 sqm approx



3 Judges Ct RESERVOIR 3073 (REI/VG)



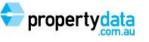
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Agent Comments

Price: \$740,000 Method: Private Sale Date: 24/04/2023 Property Type: House Land Size: 620 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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