

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2022 to 30/06/2023 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	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



**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)**

**Agent Comments**



**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**



**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)**

**Agent Comments**



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