

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

9 Alamo Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$871,750 Property Type House Suburb Reservoir

Period - From 01/10/2022 to 30/09/2023 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 | 9 Broughton Av RESERVOIR 3073 | \$1,700,000 | 27/05/2023 |
| 2 | 4 Landy St RESERVOIR 3073 | \$1,630,000 | 07/06/2023 |
| 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.

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending September 2023: \$871,750



4 2 2

Property Type: House (Res)

Land Size: 548.276 sqm approx

Agent Comments

Comparable Properties



9 Broughton Av RESERVOIR 3073 (REI)

Agent Comments

4 1 1

Price: \$1,700,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



4 Landy St RESERVOIR 3073 (REI)

Agent Comments

4 2 2

Price: \$1,630,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

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.