

# 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

997 High Street, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	135 Rathcown Rd RESERVOIR 3073	\$1,105,000	27/03/2024
2	28 Kelsby St RESERVOIR 3073	\$1,101,000	07/03/2024
3	53 St Vigeons Rd RESERVOIR 3073	\$1,070,000	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:

03/04/2024 11:02



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2023: \$922,000

## Comparable Properties



135 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 27/03/2024  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx



28 Kelsby St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$1,101,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2024  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx



53 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx

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