OBrien Real Estate

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STATEMENT OF INFORMATION

Prepared on 07 Jan 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

14 Knox Street Reservoir VIC 3073

4 1 3

Indicative Selling Price

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

Range between $900,000 & $920,000

Median Sale Price

$790,000 Houses in Reservoir between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



44 Knox Street Reservoir VIC 3073 Sold Price **$880,000** Sold Date **22-Dec-18**

3 1 1 Distance **0.21km**



23 Kia Ora Road Reservoir VIC 3073 Sold Price **$907,000** Sold Date **19-May-18**

3 1 3 Distance **0.52km**



31 Kinsale Street Reservoir VIC 3073 Sold Price **$1,000,000** Sold Date **15-Nov-18**

3 2 4 Distance **0.56km**

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1A View Street Reservoir VIC 3073 Sold Price **$834,500** Sold Date **28-Jul-18**

3 1 1 Distance **0.62km**

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