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	1/14 Smith Street, Reservoir Vic 3073

Indicative selling price

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

Range between $720,000 & $740,000

Median sale price

Median price $925,000 Property Type House Suburb Reservoir

Period - From 01/04/2024 to 30/06/2024 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	115 Purinuan Rd RESERVOIR 3073	$725,000	04/06/2024
2	2/55 Yarra Av RESERVOIR 3073	$720,000	06/04/2024
3	82 Lloyd Av RESERVOIR 3073	$730,000	09/03/2024

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: 22/08/2024 10:35

1/14 Smith Street, Reservoir Vic 3073

Matthew Zagami
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3 1 1

Property Type: House
Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $740,000
Median House Price
June quarter 2024: $925,000

Comparable Properties



115 Purinuan Rd RESERVOIR 3073 (REI/VG)

3 1 2

Price: $725,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 410 sqm approx

Agent Comments



2/55 Yarra Av RESERVOIR 3073 (REI/VG)

3 - -

Price: $720,000
Method: Private Sale
Date: 06/04/2024
Property Type: Townhouse (Res)

Agent Comments



82 Lloyd Av RESERVOIR 3073 (REI/VG)

3 2 4

Price: $730,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

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