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<br>Including suburb and postcode | 13/9 Seaver Grove, Reservoir Vic 3073 |

## Indicative selling price

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

Range between $480,000 & $520,000

## Median sale price

Median price $616,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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 | 6/20-24 Ameily Cr RESERVOIR 3073 | $500,000 | 04/10/2024 |
| 2 | 4/24 Ashley St RESERVOIR 3073 | $490,000 | 01/10/2024 |
| 3 | 2/165-169 Broadhurst Av RESERVOIR 3073 | $532,000 | 21/09/2024 |

**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: 15/10/2024 15:46

# 13/9 Seaver Grove, Reservoir Vic 3073

Matthew Zagami
03 9070 5095
0414 751 998
MatthewZagami@jelliscraig.com.au



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$480,000 - $520,000
**Median Unit Price**
September quarter 2024: $616,000

## Comparable Properties



**6/20-24 Ameily Cr RESERVOIR 3073 (REI)**

2 1 1

**Price:** $500,000
**Method:** Private Sale
**Date:** 04/10/2024
**Rooms:** 4
**Property Type:** Unit

Agent Comments



**4/24 Ashley St RESERVOIR 3073 (REI)**

2 1 1

**Price:** $490,000
**Method:** Private Sale
**Date:** 01/10/2024
**Rooms:** 4
**Property Type:** Unit

Agent Comments



**2/165-169 Broadhurst Av RESERVOIR 3073 (REI)**

2 1 1

**Price:** $532,000
**Method:** Auction Sale
**Date:** 21/09/2024
**Property Type:** Unit
**Land Size:** 148 sqm approx

Agent Comments



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