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	59a Northernhay Street, Reservoir Vic 3073

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $911,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 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	38 Sheila St PRESTON 3072	$830,000	26/10/2024
2	133 Wood St PRESTON 3072	$815,000	24/08/2024
3	16 Station St RESERVOIR 3073	$850,000	31/07/2024

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: 18/11/2024 11:52

59a Northernhay Street, Reservoir Vic 3073



2 -

Property Type: House - Duplex (Semi-detached)
Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending September 2024: $911,000

Comparable Properties



38 Sheila St PRESTON 3072 (REI)

2 1 1

Price: $830,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 523 sqm approx

Agent Comments



133 Wood St PRESTON 3072 (REI/VG)

2 1 2

Price: $815,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 209 sqm approx

Agent Comments



16 Station St RESERVOIR 3073 (REI/VG)

2 1 1

Price: $850,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788

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