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	3/161 Wilson Boulevard, Reservoir Vic 3073

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $895,500 Property Type House 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	12/87-93 Radford Rd RESERVOIR 3073	$671,000	21/08/2024
2	7/95 Arundel Av RESERVOIR 3073	$640,000	02/08/2024
3	3/3 Hobbs Cr RESERVOIR 3073	$705,000	20/07/2024

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: 15/01/2025 13:41

3/161 Wilson Boulevard, Reservoir Vic 3073

Isaac Katsouranis
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3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median House Price
September quarter 2024: $895,500

Comparable Properties



12/87-93 Radford Rd RESERVOIR 3073 (REI)

3 2 1

Price: $671,000
Method: Private Sale
Date: 21/08/2024
Property Type: Townhouse (Res)

Agent Comments



7/95 Arundel Av RESERVOIR 3073 (REI/VG)

3 2 1

Price: $640,000
Method: Private Sale
Date: 02/08/2024
Property Type: Townhouse (Res)

Agent Comments



3/3 Hobbs Cr RESERVOIR 3073 (REI/VG)

3 1 1

Price: $705,000
Method: Private Sale
Date: 20/07/2024
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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