

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

3 NORTHERNHAY STREET, RESERVOIR, VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,190,000 to \$1,290,000

### Median sale price

Median price

\$790,000

Property type

House

Suburb

RESERVOIR

Period

01 October 2019 to 31 March 2020

Source



### Comparable property sales

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

Price

Date of sale

17 RONA ST, RESERVOIR, VIC 3073	*\$1,250,000	30/05/2020
27 KINSALE ST, RESERVOIR, VIC 3073	\$1,240,000	17/04/2020
64 KINSALE ST, RESERVOIR, VIC 3073	\$1,215,000	13/04/2020

This Statement of Information was prepared

26/06/2020

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 NORTHERNHAY STREET, RESERVOIR,**  3  2  2

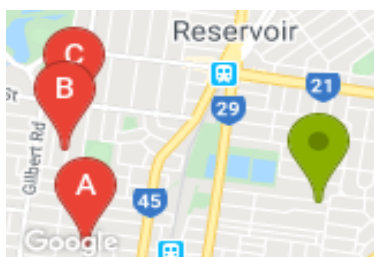
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,190,000 to \$1,290,000**

Provided by: Michelle Portelli, Nelson Alexander Preston

## MEDIAN SALE PRICE



### RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

**\$790,000**

01 October 2019 to 31 March 2020

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**17 RONA ST, RESERVOIR, VIC 3073**  3  2  2

Sale Price

**\*\$1,250,000**

Sale Date: 30/05/2020

Distance from Property: 1.6km



**27 KINSALE ST, RESERVOIR, VIC 3073**  4  3  2

Sale Price

**\$1,240,000**

Sale Date: 17/04/2020

Distance from Property: 1.7km



**64 KINSALE ST, RESERVOIR, VIC 3073**  4  2  2

Sale Price

**\$1,215,000**

Sale Date: 13/04/2020

Distance from Property: 1.7km



This report has been compiled on 26/06/2020 by Nelson Alexander Preston. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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