

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

14 Pershing Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price*

Median price \$850,000 Property Type House Suburb Reservoir

Period - From 09/03/2020 to 09/06/2020 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	1 Kia Ora Rd RESERVOIR 3073	\$1,065,000	24/03/2020
2	61 Oakhill Av RESERVOIR 3073	\$1,000,000	04/04/2020
3	37 Shakespeare Av PRESTON 3072	\$1,000,000	25/04/2020

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: 09/06/2020 15:11



 3  1  2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price *

09/03/2020 - 09/06/2020: \$850,000

* Agent calculated median

Comparable Properties



1 Kia Ora Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,065,000

Method: Auction Sale

Date: 24/03/2020

Property Type: House (Res)

Land Size: 557 sqm approx

61 Oakhill Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  -  -

Price: \$1,000,000

Method: Auction Sale

Date: 04/04/2020

Property Type: House

Land Size: 759 sqm approx



37 Shakespeare Av PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000

Method: Private Sale

Date: 25/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 546 sqm approx