

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

1a Kingsley Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$900,000

Property Type House

Suburb Reservoir

Period - From 31/01/2024

to

30/01/2025

Source Property Data

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	1B Birdwood St RESERVOIR 3073	\$720,000	31/12/2024
2	1/10 Pershing St RESERVOIR 3073	\$680,000	06/11/2024
3	2/5 Wright St RESERVOIR 3073	\$600,000	01/08/2024

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:

31/01/2025 12:05

1a Kingsley Road, Reservoir Vic 3073

McGrath

Gino Vernucci

03 9489 9422

0403510286

ginovernucci@mcgrath.com.au

Indicative Selling Price

\$670,000 - \$737,000

Median House Price

31/01/2024 - 30/01/2025: \$900,000



2 1 2

Property Type:

Agent Comments

Comparable Properties



1B Birdwood St RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$720,000

Method:

Date: 31/12/2024

Property Type: Townhouse (Single)



1/10 Pershing St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method:

Date: 06/11/2024

Property Type: Unit



2/5 Wright St RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$600,000

Method:

Date: 01/08/2024

Property Type: Unit

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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