

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

12b Landy Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$910,000

Property Type House

Suburb Reservoir

Period - From 01/01/2025

to

31/03/2025

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	26a Dwyer Av RESERVOIR 3073	\$1,450,000	28/11/2024
2	3a Clark St RESERVOIR 3073	\$1,400,000	16/11/2024
3			

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:

14/05/2025 13:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
March quarter 2025: \$910,000

Comparable Properties

26a Dwyer Av RESERVOIR 3073 (VG)

Agent Comments



Price: \$1,450,000
Method: Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 272 sqm approx



3a Clark St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 312 sqm approx

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.