



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 Kolverne Street, RESERVOIR 3073

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **RESERVOIR** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$725,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**7 Baird Street,**  
FAWKNER 3060

Price **\$580,000** Sold 01 June  
2019

**32 Oulton Street,**  
FAWKNER 3060

Price **\$564,000** Sold 31 May  
2019

**22 Tyrell Crescent,**  
FAWKNER 3060

Price **\$475,000** Sold 31  
August 2019

This Statement of Information was prepared on 1st Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Stockdale & Leggo Reservoir

966 High Street,  
Reservoir VIC 3073

#### Contact agents



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**Stockdale  
& Leggo**