


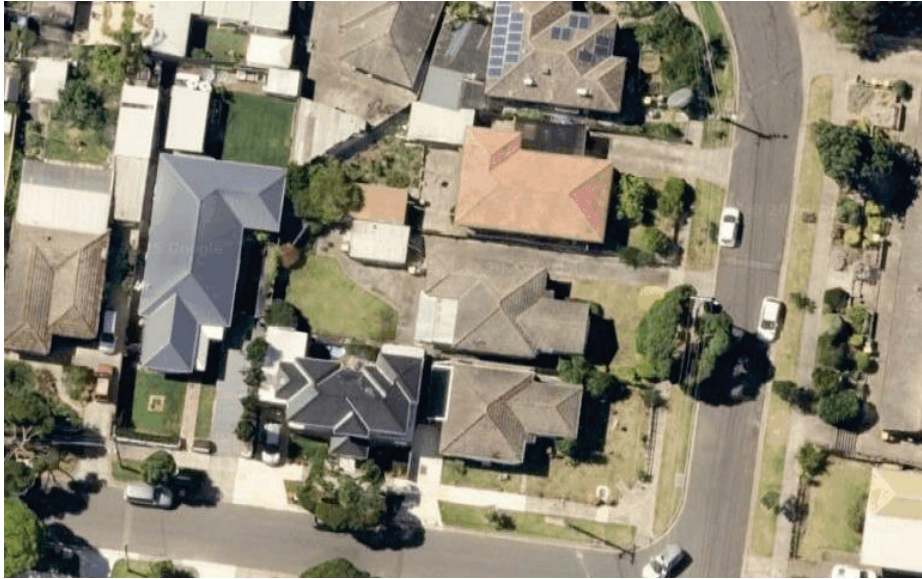


Comparable Sales

1	31 CAMERON STREET RESERVOIR VIC 3073	Sold	\$1,090,000
	<div><div><div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>3</div></div></div><div><div></div><div>532m²</div></div><div><div></div><div>113m²</div></div></div><div><div>Year Built</div><div>1940</div><div>DOM</div><div>27</div></div><div><div>Sold Date</div><div>29-Jun-24</div><div>Distance</div><div>2km</div></div><div><div>First Listing</div><div>\$850,000 - \$935,000</div></div><div><div>Last Listing</div><div>SOLD</div></div></div>		
2	22 KING WILLIAM STREET RESERVOIR VIC 3073	Sold	\$1,320,000
	<div><div><div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>3</div></div></div><div><div></div><div>581m²</div></div><div><div></div><div>112m²</div></div></div><div><div>Year Built</div><div>1940</div><div>DOM</div><div>30</div></div><div><div>Sold Date</div><div>25-Nov-23</div><div>Distance</div><div>2.44km</div></div><div><div>First Listing</div><div>Auction \$930,000 - \$1,010,000</div></div><div><div>Last Listing</div><div>Auction \$930,000 - \$1,010,000</div></div></div>		
3	65 CHEDDAR ROAD RESERVOIR VIC 3073	Sold	\$860,000
	<div><div><div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>3</div></div></div><div><div></div><div>849m²</div></div><div><div></div><div>110m²</div></div></div><div><div>Year Built</div><div>1940</div><div>DOM</div><div>27</div></div><div><div>Sold Date</div><div>14-Oct-23</div><div>Distance</div><div>1.63km</div></div><div><div>First Listing</div><div>\$800,000 - \$860,000</div></div><div><div>Last Listing</div><div>\$860,000</div></div></div>		

Summary

17 AMEILY CRESCENT RESERVOIR VIC 3073



Indicative Selling Price

\$820,000 - \$850,000

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

17 AMEILY CRESCENT RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

65 CHEDDAR ROAD RESERVOIR VIC 3073	\$860,000	14-Oct-23
31 CAMERON STREET RESERVOIR VIC 3073	\$1,090,000	29-Jun-24
22 KING WILLIAM STREET RESERVOIR VIC 3073	\$1,320,000	25-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 10 April 2025