Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	4/59 Barry Street, Reservoir Vic 3073
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$690,000

Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/04/2021	to	30/06/2021		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/37 Oconnor St RESERVOIR 3073	\$694,000	24/07/2021
2	2/80 Strathmerton St RESERVOIR 3073	\$690,000	17/09/2021
3	1/3 Epstein St RESERVOIR 3073	\$652,000	12/07/2021

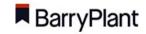
OR

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:	29/09/2021 19:36



Date of sale





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Rooms: 5

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$650,000 - \$690,000 Median Unit Price June quarter 2021: \$650,000

Comparable Properties



1/37 Oconnor St RESERVOIR 3073 (REI/VG)

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Price: \$694,000 **Method:** Auction Sale **Date:** 24/07/2021

Property Type: Townhouse (Res)

Agent Comments



2/80 Strathmerton St RESERVOIR 3073 (REI)

2 2



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Price: \$690,000

Method: Sold Before Auction

Date: 17/09/2021

Property Type: Townhouse (Res)

Agent Comments



1/3 Epstein St RESERVOIR 3073 (REI/VG)

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2

Price: \$652,000 Method: Private Sale Date: 12/07/2021

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



