

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

21 Gill Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2024

to

30/06/2024

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	34a Piper St FAWKNER 3060	\$652,000	10/08/2024
2	1/11 Maclagan Cr RESERVOIR 3073	\$670,000	03/07/2024
3	4b Thrower St RESERVOIR 3073	\$707,000	24/05/2024

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:

10/10/2024 12:57



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
June quarter 2024: \$630,000

Comparable Properties



34a Piper St FAWKNER 3060 (REI)

Agent Comments



Price: \$652,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)



1/11 Maclagan Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit



4b Thrower St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$707,000
Method: Private Sale
Date: 24/05/2024
Property Type: Unit
Land Size: 267 sqm approx

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