Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/68 Pine 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 \$570,000 & \$610,000	Range between	\$570,000	&	\$610,000
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Median sale price

Median price	\$616,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1/19 Barry St RESERVOIR 3073	\$672,000	10/11/2024
2	2/11 Luke St RESERVOIR 3073	\$686,000	26/10/2024
3	1/2 View St RESERVOIR 3073	\$695,000	31/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/11/2024 13:52









Property Type: Unit **Agent Comments**

Indicative Selling Price \$570,000 - \$610,000 **Median Unit Price** September quarter 2024: \$616,000

Comparable Properties



1/19 Barry St RESERVOIR 3073 (REI)

2

Price: \$672,000 Method: Private Sale Date: 10/11/2024 **Property Type:** Unit

Land Size: 167 sqm approx

Agent Comments



2/11 Luke St RESERVOIR 3073 (REI)

2

Price: \$686,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit

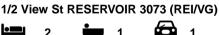




Agent Comments







Agent Comments

Price: \$695,000 Method: Auction Sale Date: 31/08/2024 Property Type: Unit

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



