

# 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

3/4 Pershing Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$450,000 & \$470,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2019

to

30/09/2019

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	3/7 Rona St RESERVOIR 3073	\$530,000	25/05/2019
2	6/175 Spring St RESERVOIR 3073	\$510,000	25/05/2019
3	3/2 Station St RESERVOIR 3073	\$477,000	20/07/2019

**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:

13/11/2019 11:58



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$470,000  
**Median Unit Price**  
September quarter 2019: \$575,000

## Comparable Properties

### 3/7 Rona St RESERVOIR 3073 (REI/VG)

**Agent Comments**



**Price:** \$530,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Property Type:** Unit



### 6/175 Spring St RESERVOIR 3073 (VG)

**Agent Comments**



**Price:** \$510,000  
**Method:** Sale  
**Date:** 25/05/2019  
**Property Type:** Flat/Unit/Apartment (Res)



### 3/2 Station St RESERVOIR 3073 (REI/VG)

**Agent Comments**



**Price:** \$477,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Rooms:** 3  
**Property Type:** Unit