

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

2/853 High Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000

&

\$685,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb Reservoir

Period - From 26/09/2021

to

25/09/2022

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	2/14 Nicholson Av RESERVOIR 3073	\$665,000	24/06/2022
2	148c Spring St RESERVOIR 3073	\$645,000	16/07/2022
3	2/1 Kalimna St PRESTON 3072	\$625,000	27/06/2022

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:

26/09/2022 10:03



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$685,000
Median Unit Price
26/09/2021 - 25/09/2022: \$632,500

Comparable Properties



2/14 Nicholson Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 24/06/2022
Property Type: Townhouse (Single)
Land Size: 133 sqm approx



148c Spring St RESERVOIR 3073 (REI)

Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 16/07/2022
Property Type: Townhouse (Res)



2/1 Kalimna St PRESTON 3072 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 27/06/2022
Property Type: Townhouse (Single)

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089