Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	, offered	for sale
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Including suburb and postcode	1F Black Street, Reservoir Vic 3073					
.00						
Indicative selling price						
For the meaning of this price see consumer vic gov au/underquoting						

\$700,000

Median sale price

Range between \$650,000

Median price	\$660,000	Pro	operty Type Unit	:	Suburb	Reservoir
Period - From	01/10/2021	to	31/12/2021	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.

Ad	dress of comparable property	Price	Date of sale
1	1/58 St Vigeons Rd RESERVOIR 3073	\$690,500	26/02/2022
2	25 Fyfe St RESERVOIR 3073	\$685,000	12/02/2022
3	3/152 Broadway RESERVOIR 3073	\$672,500	19/02/2022

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.

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This Statement of Information was prepared on:	18/03/2022 18:15



BarryPlant









Rooms: 5

Property Type: Townhouse

Land Size: 178 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price**

December quarter 2021: \$660,000

Comparable Properties

1/58 St Vigeons Rd RESERVOIR 3073 (REI)

2







Agent Comments

Price: \$690,500 Method: Auction Sale Date: 26/02/2022

Property Type: Townhouse (Res)



25 Fyfe St RESERVOIR 3073 (REI)

1 2







(2) 1

Price: \$685,000 Method: Auction Sale Date: 12/02/2022

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



3/152 Broadway RESERVOIR 3073 (REI)

2



Price: \$672,500 Method: Auction Sale Date: 19/02/2022

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

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





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