

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

1F Black Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$660,000 Property 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.

	Address 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.~~

This Statement of Information was prepared on:

18/03/2022 18:15



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Rooms: 5
Property Type: Townhouse (Single)
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)

Agent Comments

 2  1  1

Price: \$690,500
Method: Auction Sale
Date: 26/02/2022
Property Type: Townhouse (Res)



25 Fyfe St RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$685,000
Method: Auction Sale
Date: 12/02/2022
Rooms: 4
Property Type: Townhouse (Res)



3/152 Broadway RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$672,500
Method: Auction Sale
Date: 19/02/2022
Rooms: 3
Property Type: Townhouse (Res)