

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

2/48 Mason 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	2/12 Josephine Gr PRESTON 3072	\$700,000	28/12/2021
2	16a Eisenhower St RESERVOIR 3073	\$692,000	26/03/2022
3	2/66 Pine St RESERVOIR 3073	\$641,000	23/03/2022

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:

13/04/2022 16:04

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Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
December quarter 2021: \$660,000



2 1 1

Property Type: Unit
Land Size: 222.714 sqm approx
Agent Comments

Comparable Properties



2/12 Josephine Gr PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 28/12/2021
Property Type: Villa



16a Eisenhower St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$692,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House

2/66 Pine St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$641,000
Method: Auction Sale
Date: 23/03/2022
Property Type: Unit