

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

2/27 Marshall Drive, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$670,000

Median sale price

Median price \$680,000 Property Type Townhouse Suburb Reservoir

Period - From 22/09/2020 to 21/09/2021 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	2/5 Arundel Av RESERVOIR 3073	\$730,000	18/06/2021
2	1/58 Ayr St RESERVOIR 3073	\$700,000	05/09/2021
3	4/16 Miranda Rd RESERVOIR 3073	\$700,000	01/05/2021

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:

22/09/2021 12:04



 3  1  1

Rooms: 5
Property Type: Unit
Land Size: 163 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$670,000
Median Townhouse Price
22/09/2020 - 21/09/2021: \$680,000

Comparable Properties



2/5 Arundel Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$730,000
Method: Private Sale
Date: 18/06/2021
Property Type: Townhouse (Single)
Land Size: 292 sqm approx



1/58 Ayr St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$700,000
Method: Sold Before Auction
Date: 05/09/2021
Property Type: Townhouse (Res)

4/16 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  1

Price: \$700,000
Method: Auction Sale
Date: 01/05/2021
Property Type: Townhouse (Res)

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