Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/27 Marshall Drive, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$650,000		&		\$670,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Том	nhouse		Suburb	Reservoir
Period - From	22/09/2020	to	21/09/2021		So	urce	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.

Add	dress 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









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)



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) 3

Price: \$700,000 Method: Sold Before Auction

2

Date: 05/09/2021 Property Type: Townhouse (Res)

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

Agent Comments

Agent Comments

Agent Comments



Price: \$700.000 Method: Auction Sale Date: 01/05/2021 Property Type: Townhouse (Res)

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



propertydata

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