Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	2/27 Marshall Drive, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$685,000
0	·		· ,

Median sale price

Median price	\$630,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	13/15 Chenies St RESERVOIR 3073	\$682,500	22/08/2024
2	2/35 Clements Gr RESERVOIR 3073	\$670,000	26/04/2024
3	2/7 Darebin Blvd RESERVOIR 3073	\$660,000	27/03/2024

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:	16/09/2024 17:16



Date of sale











Property Type: Townhouse

(Single

Agent Comments

Indicative Selling Price \$670,000 - \$685,000 Median Unit Price June quarter 2024: \$630,000

Comparable Properties



13/15 Chenies St RESERVOIR 3073 (REI)

3





Agent Comments

Price: \$682,500

Method: Sold Before Auction

Date: 22/08/2024

Property Type: Townhouse (Res)



2/35 Clements Gr RESERVOIR 3073 (REI/VG)

3





`

Agent Comments

Price: \$670,000 Method: Private Sale Date: 26/04/2024 Property Type: Unit

Land Size: 213 sqm approx



2/7 Darebin Blvd RESERVOIR 3073 (REI/VG)



€

Agent Comments

Price: \$660,000 Method: Private Sale Date: 27/03/2024 Property Type: Unit

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.