

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

2a Fulham Grove, Reservoir Vic 3073

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$616,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2024

to 30/09/2024

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	11a Powell St RESERVOIR 3073	\$725,000	24/10/2024
2	55 Gilbank St RESERVOIR 3073	\$760,000	19/10/2024
3	4b Mcfadzean Av RESERVOIR 3073	\$723,000	12/10/2024

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:

30/10/2024 10:03



Property Type: House (Res)

Land Size: 141 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

September quarter 2024: \$616,000

Comparable Properties



11a Powell St RESERVOIR 3073 (REI)

Agent Comments



Price: \$725,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: Townhouse (Res)



55 Gilbank St RESERVOIR 3073 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)



4b Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$723,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Townhouse (Res)

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