Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/30 Cameron Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$780,000
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Median sale price

Median price	\$620,500	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/04/2023	to	30/06/2023	Sc	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

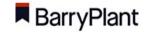
Add	dress of comparable property	Price	Date of sale
1	1/2 Croft Cr RESERVOIR 3073	\$835,000	24/06/2023
2	2/38 Regent St PRESTON 3072	\$830,000	17/04/2023
3	2/21 Barton St RESERVOIR 3073	\$790,000	26/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/09/2023 14:07













Property Type: Townhouse (Res) **Land Size:** 128 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$780,000 Median Unit Price June quarter 2023: \$620,500

Comparable Properties



1/2 Croft Cr RESERVOIR 3073 (REI/VG)

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Agent Comments

Price: \$835,000 Method: Auction Sale Date: 24/06/2023

Property Type: Townhouse (Res)



2/38 Regent St PRESTON 3072 (REI/VG)

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Price: \$830,000 Method: Private Sale Date: 17/04/2023

Property Type: Townhouse (Res)

Agent Comments



2/21 Barton St RESERVOIR 3073 (REI)

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Price: \$790,000 **Method:** Auction Sale **Date:** 26/08/2023

Property Type: Townhouse (Res)

Agent Comments

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



