## 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 2/4 Mattea Court, 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		&		\$700,000			
Aedian sale price								
Median price	\$620,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/10 Crevelli St RESERVOIR 3073	\$710,000	27/05/2023
2	16/10 Crevelli St RESERVOIR 3073	\$690,000	25/03/2023
3			

OR

**B**<sup>\*</sup> 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:

30/08/2023 10:41









**Property Type:** Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price June quarter 2023: \$620,500

# **Comparable Properties**



1/10 Crevelli St RESERVOIR 3073 (REI/VG)



Price: \$710,000 Method: Auction Sale Date: 27/05/2023 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Price: \$690,000 Method: Private Sale Date: 25/03/2023 Property Type: Townhouse (Res)

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. These are the two most accurate sales that are comparable to this property. Unit 3 was a different floorplan to this one and so was number 1.

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

propertydata



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