

# 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

2/4 Mattea Court, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$620,500

Property Type Unit

Suburb Reservoir

Period - From 01/04/2023

to 30/06/2023

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	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\* 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)**

Agent Comments



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

**16/10 Crevelli St RESERVOIR 3073 (REI/VG)**

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.

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