## 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

1/1A Mccrae Street, 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			
Median sale pi	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/01/2021	to	31/03/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/15 Chenies St RESERVOIR 3073	\$662,500	19/06/2021
2	17 Duffy St RESERVOIR 3073	\$725,000	25/05/2021
3	129a Hickford St RESERVOIR 3073	\$721,000	22/05/2021

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:

30/06/2021 11:24









Property Type: Townhouse (Res) Agent Comments

**Indicative Selling Price** \$650,000 - \$700,000 **Median Unit Price** March quarter 2021: \$630,000

# **Comparable Properties**



1/15 Chenies St RESERVOIR 3073 (REI)



Price: \$662,500 Method: Auction Sale Date: 19/06/2021 Property Type: Unit

3

Agent Comments

Agent Comments



Price: \$725,000 Method: Sold Before Auction Date: 25/05/2021 Property Type: Townhouse (Res)

17 Duffy St RESERVOIR 3073 (REI)

1

129a Hickford St RESERVOIR 3073 (VG)

'↔ . •**•** 3

Agent Comments

Price: \$721,000 Method: Sale Date: 22/05/2021 Property Type: Townhouse (Conjoined)

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





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.