

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

3-54-56 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2024

to 31/12/2024

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	4/96 Darebin Blvd RESERVOIR 3073	\$555,000	23/12/2024
2	2/24 Banff St RESERVOIR 3073	\$550,000	06/12/2024
3	1/4 Mack St RESERVOIR 3073	\$578,200	23/11/2024

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:

25/02/2025 19:12



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$565,000
Median Unit Price
 December quarter 2024: \$645,000

Comparable Properties



4/96 Darebin Blvd RESERVOIR 3073 (REI/VG)

[Agent Comments](#)



Price: \$555,000
Method: Private Sale
Date: 23/12/2024
Property Type: Unit



2/24 Banff St RESERVOIR 3073 (REI/VG)

[Agent Comments](#)



Price: \$550,000
Method: Private Sale
Date: 06/12/2024
Property Type: Unit
Land Size: 133 sqm approx



1/4 Mack St RESERVOIR 3073 (REI/VG)

[Agent Comments](#)



Price: \$578,200
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

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