## 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

2/33 Barry Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$430,000		&		\$460,000			
Median sale p	rice							
Median price	\$644,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/01/2022	to	31/03/2022		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	4/11 Dunolly Cr RESERVOIR 3073	\$472,500	02/04/2022
2	10/7 Seaver Gr RESERVOIR 3073	\$465,000	29/01/2022
3	4/88 Purinuan Rd RESERVOIR 3073	\$465,000	05/03/2022

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:

26/04/2022 11:41









**Property Type:** Unit Agent Comments

Indicative Selling Price \$430,000 - \$460,000 Median Unit Price March quarter 2022: \$644,500

# **Comparable Properties**



4/11 Dunolly Cr RESERVOIR 3073 (REI)



Price: \$472,500 Method: Auction Sale Date: 02/04/2022 Property Type: Unit Land Size: 133 sqm approx

10/7 Seaver Gr RESERVOIR 3073 (REI/VG)

Agent Comments

Agent Comments





Price: \$465,000 Method: Private Sale Date: 29/01/2022 Property Type: Unit

4/88 Purinuan Rd RESERVOIR 3073 (REI)



Agent Comments



Price: \$465,000 Method: Auction Sale Date: 05/03/2022 Property Type: Unit

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



propertydata

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