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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