

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 consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$460,000

Median sale price

Median price \$644,500

Property Type Unit

Suburb Reservoir

Period - From 01/01/2022

to

31/03/2022

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	4/11 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



 2
  1
  1

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)

Agent Comments

 2
  1
  2

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

 2
  1
  1

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



4/88 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

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

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