

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

1/132a Leamington Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2022

to

31/12/2022

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	5/93 Barton St RESERVOIR 3073	\$610,000	14/12/2022
2	4/35 George St RESERVOIR 3073	\$605,000	23/01/2023
3	2/12 Sharpe St RESERVOIR 3073	\$588,000	08/12/2022

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:

15/02/2023 10:16



Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
December quarter 2022: \$595,000

Comparable Properties



5/93 Barton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 14/12/2022
Property Type: Unit



4/35 George St RESERVOIR 3073 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 23/01/2023
Property Type: Unit
Land Size: 201 sqm approx



2/12 Sharpe St RESERVOIR 3073 (REI)

Agent Comments



Price: \$588,000
Method: Sold Before Auction
Date: 08/12/2022
Property Type: Unit