### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	1/37 Storey Road, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$880,000	&	\$920,000
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#### Median sale price

Median price	\$645,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024	So	ource	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

1	11 Robinson Rd RESERVOIR 3073	\$893,500	22/11/2024
2	11b Powell St RESERVOIR 3073	\$937,500	17/10/2024
3	1/38 Storey Rd RESERVOIR 3073	\$935,000	24/08/2024

#### 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:	30/01/2025 12:21
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Date of sale



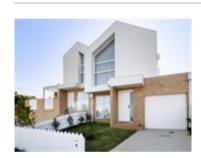




**Agent Comments** 

Indicative Selling Price \$880,000 - \$920,000 Median Unit Price December quarter 2024: \$645,000

# Comparable Properties



11 Robinson Rd RESERVOIR 3073 (REI/VG)

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**3** 2

Price: \$893,500

Method: Sold Before Auction

Date: 22/11/2024

**Property Type:** Townhouse (Res) **Land Size:** 161 sqm approx

**Agent Comments** 

11b Powell St RESERVOIR 3073 (REI/VG)

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Agent Comments

Price: \$937,500

Method: Sold Before Auction

Date: 17/10/2024

**Property Type:** Townhouse (Res) **Land Size:** 153 sqm approx

1/38 Storey Rd RESERVOIR 3073 (REI/VG)

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**Price:** \$935,000 **Method:** Private Sale **Date:** 24/08/2024

Property Type: Townhouse (Res)

**Agent Comments** 

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



