

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

1/80 Strathmerton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$705,000 Property Type Townhouse Suburb Reservoir

Period - From 10/05/2021 to 09/05/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

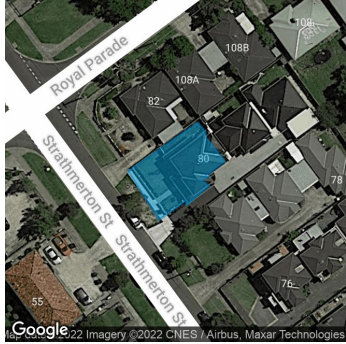
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/94 Rathcown Rd RESERVOIR 3073	\$747,500	23/04/2022
2	3/37 Ashton St RESERVOIR 3073	\$699,000	31/01/2022
3	114 Miranda Rd RESERVOIR 3073	\$731,500	18/12/2021

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: 10/05/2022 15:41



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median Townhouse Price

10/05/2021 - 09/05/2022: \$705,000

Comparable Properties



3/94 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$747,500

Method: Auction Sale

Date: 23/04/2022

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



3/37 Ashton St RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 1

Price: \$699,000

Method: Private Sale

Date: 31/01/2022

Property Type: Townhouse (Res)



114 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$731,500

Method: Auction Sale

Date: 18/12/2021

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 212 sqm approx

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