Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 19-2 Gremel Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.a	au/underquot	ting		
Single price	e \$95,000						
Median sale p	rice						
Median price	\$630,000	Pro	perty Type Ur	nit		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024	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	100/2 Gremel Rd RESERVOIR 3073	\$70,000	14/04/2023
2	115/2 Gremel Rd RESERVOIR 3073	\$114,000	17/02/2022
3	114/2 Gremel Rd RESERVOIR 3073	\$90,000	13/09/2017

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:

21/08/2024 20:12







Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$95,000 Median Unit Price June quarter 2024: \$630,000

Comparable Properties



100/2 Gremel Rd RESERVOIR 3073 (REI)



Price: \$70,000 Method: Private Sale Date: 14/04/2023 Property Type: Retirement Village Individual Flat/Unit

115/2 Gremel Rd RESERVOIR 3073 (REI) Agent

Agent Comments

Agent Comments



Price: \$114,000 Method: Private Sale Date: 17/02/2022 Property Type: Unit

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114/2 Gremel Rd RESERVOIR 3073 (REI)



Price: \$90,000 Method: Private Sale Date: 13/09/2017 Rooms: 4 Property Type: Unit Agent Comments

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





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