

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

19-2 Gremel Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$95,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2024

to

30/06/2024

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	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

 1  1  1

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)

Agent Comments

 1  1  1

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 Comments

 1  1  1

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



114/2 Gremel Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

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