

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

3/35 Hobbs Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000 & \$930,000

Median sale price

Median price \$676,444 Property Type Townhouse Suburb Reservoir

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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	5/48 Dundee St RESERVOIR 3073	\$888,000	23/08/2024
2	3/38 Banff St RESERVOIR 3073	\$892,000	09/08/2024
3			

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: 03/02/2025 09:47



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$900,000 - \$930,000

Median Townhouse Price

03/02/2024 - 02/02/2025: \$676,444

Comparable Properties

5/48 Dundee St RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$888,000

Method: Sale

Date: 23/08/2024

Property Type: Strata Unit/Flat

3/38 Banff St RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$892,000

Method: Sale

Date: 09/08/2024

Property Type: Strata Unit/Flat

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.

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