## 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 3/35 Hobbs Crescent, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$930,000	0		
Median sale pr	rice							
Median price	\$676,444	Pro	operty Type	Том	nhouse		Suburb	Reservoir
Period - From	03/02/2024	to	02/02/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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**<sup>\*</sup> 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









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) 3 🏣 - 🛱 -	Agent Comments	
Price: \$888,000 Method: Sale Date: 23/08/2024 Property Type: Strata Unit/Flat		
3/38 Banff St RESERVOIR 3073 (VG)	Agent Comments	
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.

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



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