

# 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

15-2 Gremel Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$95,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Reservoir

Period - From

19/11/2023

to

18/11/2024

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	19/2 Gremel Rd RESERVOIR 3073	\$95,000	10/10/2024
2			
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:

19/11/2024 20:47

 1    1    1

Rooms: 3  
Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$95,000  
Median Unit Price  
19/11/2023 - 18/11/2024: \$620,000

## Comparable Properties



19/2 Gremel Rd RESERVOIR 3073 (REI)

Agent Comments

 1    1    1

Price: \$95,000  
Method: Private Sale  
Date: 10/10/2024  
Property Type: Retirement Village Individual Flat/Unit

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.