

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

3/68 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Reservoir

Period - From 30/05/2021

to

29/05/2022

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	3/84 Miranda Rd RESERVOIR 3073	\$720,000	05/02/2022
2	3/152 Broadway RESERVOIR 3073	\$672,500	19/02/2022
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:

30/05/2022 11:51



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median Townhouse Price
30/05/2021 - 29/05/2022: \$700,000

Comparable Properties

3/84 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 05/02/2022
Property Type: Townhouse (Res)



3/152 Broadway RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$672,500
Method: Auction Sale
Date: 19/02/2022
Rooms: 3
Property Type: Townhouse (Res)

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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