

# 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

3/1a Argyle Street, Reservoir Vic 3073

### Indicative selling price

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

Range between

\$740,000

&

\$780,000

### Median sale price

Median price

\$632,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2022

to

30/06/2022

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	1/104 McMahon Rd RESERVOIR 3073	\$806,000	26/03/2022
2	38b Crookston Rd RESERVOIR 3073	\$805,000	28/05/2022
3	2/6 Lucille Av RESERVOIR 3073	\$750,000	18/08/2022

**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:

14/09/2022 12:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$740,000 - \$780,000  
**Median Unit Price**  
June quarter 2022: \$632,000

## Comparable Properties

1/104 McMahon Rd RESERVOIR 3073 (REI/VG) Agent Comments



**Price:** \$806,000  
**Method:** Auction Sale  
**Date:** 26/03/2022  
**Property Type:** Townhouse (Res)



38b Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments



**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 28/05/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 215 sqm approx



2/6 Lucille Av RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 18/08/2022  
**Property Type:** Townhouse (Res)

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