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	3/1a Argyle Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$632,000	Pro	perty Type Ur	nit		Suburb	Reservoir
Period - From	01/04/2022	to	30/06/2022	So	urce	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

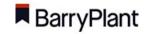
Add	dress of comparable property	Price	Date of sale
1	1/104 Mcmahon Rd RESERVOIR 3073	\$806,000	26/03/2022
2	38b Crookston Rd RESERVOIR 3073	\$805,000	28/05/2022
3	2/6 Lucille Av RESERVOIR 3073	\$750,000	18/08/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





Agent Comments

Price: \$806,000 Method: Auction Sale Date: 26/03/2022

Property Type: Townhouse (Res)



38b Crookston Rd RESERVOIR 3073 (REI/VG)





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)





Price: \$750.000

Method: Sold Before Auction

Date: 18/08/2022

Property Type: Townhouse (Res)

Agent Comments

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



