

# 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

4/3 Barry 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 \$480,000

&

\$520,000

### Median sale price

Median price \$612,500

Property Type Unit

Suburb Reservoir

Period - From 01/10/2020

to 31/12/2020

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	3/33 Clements Gr RESERVOIR 3073	\$520,000	24/12/2020
2	74c Cheddar Rd RESERVOIR 3073	\$516,500	12/12/2020
3	2/33 Clements Gr RESERVOIR 3073	\$515,000	22/11/2020

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:

09/02/2021 13:21



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

December quarter 2020: \$612,500

## Comparable Properties



**3/33 Clements Gr RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 24/12/2020

**Property Type:** Townhouse (Res)

**74c Cheddar Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$516,500

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Townhouse (Res)

**Land Size:** 170 sqm approx



**2/33 Clements Gr RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 22/11/2020

**Property Type:** Townhouse (Res)