

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

3/30 Robb Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$330,000

&

\$363,000

Median sale price

Median price \$568,500

Property Type Unit

Suburb Reservoir

Period - From 01/04/2020

to 30/06/2020

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	3/80 Delaware St RESERVOIR 3073	\$418,000	06/05/2020
2	404/503 Plenty Rd PRESTON 3072	\$410,000	05/08/2020
3	17/102-104 St Georges Rd PRESTON 3072	\$325,000	03/06/2020

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:

28/09/2020 13:10

3/30 Robb Street, Reservoir Vic 3073



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$363,000

Median Unit Price

June quarter 2020: \$568,500

Comparable Properties



3/80 Delaware St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$418,000

Method: Private Sale

Date: 06/05/2020

Rooms: 4

Property Type: Unit

404/503 Plenty Rd PRESTON 3072 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 05/08/2020

Property Type: Subdivided Flat - Single OYO Flat



17/102-104 St Georges Rd PRESTON 3072 (VG)

Agent Comments



Price: \$325,000

Method: Sale

Date: 03/06/2020

Property Type: Strata Flat - Single OYO Flat

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.