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

6/36-38 Learnington Street, Reservoir Vic 3073

Indicative selling price

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Single price \$619,000

Median sale price

Median price	\$694,000	Pro	perty Type Unit	t		Suburb	Reservoir
Period - From	01/07/2021	to	30/09/2021	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	1/38 Macartney St RESERVOIR 3073	\$615,000	03/11/2021
2	4/54 Cheddar Rd RESERVOIR 3073	\$602,500	29/10/2021
3	1/16 Charlton Cr RESERVOIR 3073	\$600,500	23/10/2021

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:

04/12/2021 12:43









Property Type: Agent Comments Indicative Selling Price \$619,000 Median Unit Price September quarter 2021: \$694,000

Comparable Properties

1/38 Macartney St RESERVOIR 3073 (REI)



Price: \$615,000 Method: Sold Before Auction Date: 03/11/2021 Property Type: Townhouse (Res) Agent Comments

4/54 Cheddar Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$602,500 Method: Sale Date: 29/10/2021 Property Type: Townhouse (Conjoined)



1/16 Charlton Cr RESERVOIR 3073 (REI)



Agent Comments

Price: \$600,500 Method: Auction Sale Date: 23/10/2021 Property Type: Townhouse (Res)

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



propertydata

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