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	1/34 Mccomas Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$365,000	&	\$385,000
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Median sale price

Median price	\$694,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/07/2021	to	30/09/2021	Sc	ource	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

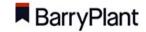
Address of comparable property		Price	Date of sale
1	2/34 McComas St RESERVOIR 3073	\$365,000	26/10/2021
2	6/34 Mccomas St RESERVOIR 3073	\$360,000	15/07/2021
3	4/67 King William St RESERVOIR 3073	\$345,000	22/10/2021

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:	08/12/2021 10:08













Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$365,000 - \$385,000 Median Unit Price September quarter 2021: \$694,000

Comparable Properties



2/34 McComas St RESERVOIR 3073 (REI)

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Agent Comments

Agent Comments

Price: \$365,000 Method: Private Sale Date: 26/10/2021 Property Type: Unit



6/34 Mccomas St RESERVOIR 3073 (REI/VG)

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Price: \$360,000 Method: Auction Sale Date: 15/07/2021 Property Type: Unit



Agent Comments







Price: \$345,000 Method: Private Sale Date: 22/10/2021 Property Type: Unit

Land Size: 42.45 sqm approx

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



