## 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	

### 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	Jnit		Suburb	Reservoir
Period - From	01/04/2022	to	30/06/2022	s	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

Add	dress of comparable property	Price	Date of sale
1	302/20 Bedford St RESERVOIR 3073	\$329,000	05/02/2022
2	10/853 High St RESERVOIR 3073	\$319,000	30/04/2022
3	7/33 Gregory Gr PRESTON 3072	\$310,000	23/04/2022

#### 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:	22/07/2022 12:52









Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$270,000 - \$290,000 **Median Unit Price** June quarter 2022: \$632,000

# Comparable Properties



302/20 Bedford St RESERVOIR 3073 (REI/VG)

Price: \$329,000 Method: Private Sale Date: 05/02/2022

Property Type: Apartment

**Agent Comments** 









Price: \$319,000 Method: Private Sale Date: 30/04/2022

Property Type: Apartment

Agent Comments



7/33 Gregory Gr PRESTON 3072 (REI/VG)





Price: \$310,000 Method: Private Sale Date: 23/04/2022

Property Type: Apartment

Agent Comments

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





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