

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

2/4 Black Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$450,000

&

\$485,000

Median sale price

Median price \$694,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2021

to 30/09/2021

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	2/10 Acheron Av RESERVOIR 3073	\$523,000	18/07/2021
2	2/41 Hickford St RESERVOIR 3073	\$495,000	07/11/2021
3	2/135 Hickford St RESERVOIR 3073	\$465,000	06/11/2021

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:

07/12/2021 10:27



 2
  1
  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$450,000 - \$485,000
Median Unit Price
 September quarter 2021: \$694,000

Comparable Properties



2/10 Acheron Av RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$523,000
Method: Private Sale
Date: 18/07/2021
Property Type: Unit



2/41 Hickford St RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$495,000
Method: Private Sale
Date: 07/11/2021
Property Type: Unit



2/135 Hickford St RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$465,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Unit

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