

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

1/30 Delaware Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Reservoir

Period - From 01/04/2021

to 31/03/2022

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	5/213-215 Albert St RESERVOIR 3073	\$460,000	20/01/2022
2	2/46 Clingin St RESERVOIR 3073	\$450,000	11/12/2021
3	9/30 Ashley St RESERVOIR 3073	\$439,000	20/01/2022

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:

20/04/2022 12:33



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending March 2022: \$655,000

Comparable Properties



5/213-215 Albert St RESERVOIR 3073 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 20/01/2022

Property Type: Unit

2/46 Clingin St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



9/30 Ashley St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$439,000

Method: Private Sale

Date: 20/01/2022

Property Type: Unit

Account - VICPROP