Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/16 Mccomas Street, Reservoir Vic 3073
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$640,000
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Median sale price

Median price	\$630,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/115 Albert St PRESTON 3072	\$670,000	09/07/2024
2	3/97 Cuthbert Rd RESERVOIR 3073	\$625,000	06/07/2024
3	3/1 Erskine Av RESERVOIR 3073	\$657,000	22/06/2024

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:	28/08/2024 15:33
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Date of sale







Rooms: 4

Property Type: Townhouse

(Single)

Land Size: 118 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$640,000 Median Unit Price June quarter 2024: \$630,000

Comparable Properties

3/115 Albert St PRESTON 3072 (VG)

2 2 - 1

Price: \$670,000 Method: Sale Date: 09/07/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/97 Cuthbert Rd RESERVOIR 3073 (REI)

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Price: \$625,000 Method: Auction Sale Date: 06/07/2024

Property Type: Townhouse (Res) **Land Size:** 109 sqm approx

Agent Comments



3/1 Erskine Av RESERVOIR 3073 (REI/VG)

1 2 **1** 2 **1** 3

Price: \$657,000 Method: Auction Sale Date: 22/06/2024

Property Type: Townhouse (Res)

Agent Comments

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





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