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	6/77 Pine 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	\$475,000	&	\$500,000
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Median sale price

Median price	\$595,000	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/10/2022	to	31/12/2022		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

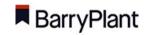
Add	dress of comparable property	Price	Date of sale
1	4/18 George St RESERVOIR 3073	\$540,500	25/02/2023
2	1/172 Purinuan Rd RESERVOIR 3073	\$525,000	25/02/2023
3	1/91 Oconnor Ct RESERVOIR 3073	\$475,000	14/12/2022

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:	31/03/2023 09:13









Property Type: Agent Comments

Indicative Selling Price \$475,000 - \$500,000 **Median Unit Price** December quarter 2022: \$595,000

Comparable Properties



4/18 George St RESERVOIR 3073 (REI)





Price: \$540,500 Method: Auction Sale Date: 25/02/2023 Property Type: Unit Land Size: 147 sqm approx **Agent Comments**



1/172 Purinuan Rd RESERVOIR 3073 (REI)

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Price: \$525,000 Method: Auction Sale Date: 25/02/2023 Property Type: Unit

Agent Comments



1/91 Oconnor Ct RESERVOIR 3073 (VG)







Price: \$475,000 Method: Sale Date: 14/12/2022

Property Type: Strata Unit - Conjoined

Agent Comments

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



