

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

5/224 Spring Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$508,000

&

\$515,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2019

to 30/09/2019

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	7/224 Spring St RESERVOIR 3073	\$530,000	15/11/2019
2	190a Broadway RESERVOIR 3073	\$525,000	24/07/2019
3	6/224 Spring St RESERVOIR 3073	\$507,500	30/09/2019

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:

20/01/2020 10:30



Property Type:
Agent Comments

Indicative Selling Price
\$508,000 - \$515,000
Median Unit Price
September quarter 2019: \$575,000

Comparable Properties



7/224 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 15/11/2019
Rooms: 3
Property Type: Unit

190a Broadway RESERVOIR 3073 (VG)

Agent Comments



Price: \$525,000
Method: Sale
Date: 24/07/2019
Property Type: Flat/Unit/Apartment (Res)

6/224 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$507,500
Method: Private Sale
Date: 30/09/2019
Property Type: Unit