Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3-54 -56 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$616,000	Pr	operty Type Un	it		Suburb	Reservoir
Period - From 01/07/2024	to	30/09/2024	So	urce	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	55 Purinuan Rd RESERVOIR 3073	\$570,000	24/09/2024
2	1/75 Purinuan Rd RESERVOIR 3073	\$590,000	03/08/2024
3	2/78 Orrong Av RESERVOIR 3073	\$590,000	19/06/2024

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:	09/12/2024 10:11









Property Type: Unit **Agent Comments**

Indicative Selling Price \$580,000 **Median Unit Price** September quarter 2024: \$616,000

Comparable Properties



55 Purinuan Rd RESERVOIR 3073 (REI/VG)

Price: \$570,000 Method: Private Sale Date: 24/09/2024

Rooms: 5

Property Type: House (Res) Land Size: 382 sqm approx **Agent Comments**



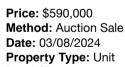








Agent Comments



Land Size: 170.23 sqm approx

2/78 Orrong Av RESERVOIR 3073 (REI/VG)



3





Price: \$590,000 Method: Private Sale Date: 19/06/2024

Property Type: Apartment

Agent Comments

