

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

35a Compton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$613,750 Property Type Unit Suburb Reservoir

Period - From 01/07/2023 to 30/09/2023 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	3/19 Barry St RESERVOIR 3073	\$769,000	08/07/2023
2	3/26 Tracey St RESERVOIR 3073	\$705,000	09/09/2023
3			

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: 17/10/2023 11:26



Rooms: 5
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$690,000 - \$740,000
Median Unit Price
 September quarter 2023: \$613,750

Comparable Properties



3/19 Barry St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$769,000
Method: Auction Sale
Date: 08/07/2023
Property Type: Unit



3/26 Tracey St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$705,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit

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. These two sales are the two most accurate sales with similar characteristics.

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