

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

6/68 Pine Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$613,500

Property Type Unit

Suburb Reservoir

Period - From 01/01/2023

to

31/03/2023

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	2/8 Macartney St RESERVOIR 3073	\$545,000	03/06/2023
2	4/18 George St RESERVOIR 3073	\$540,500	25/02/2023
3	3/58 Northernhay St RESERVOIR 3073	\$520,000	06/06/2023

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:

26/06/2023 11:08

Maggie Sun

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2023: \$613,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/8 Macartney St RESERVOIR 3073 (REI)

Agent Comments

2 1 3

Price: \$545,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit

Land Size: 198 sqm approx



4/18 George St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$540,500

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit

Land Size: 147 sqm approx



3/58 Northernhay St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 06/06/2023

Property Type: Unit