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

1/16 Best Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$690,000			
Median sale p	rice							
Median price	\$620,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	2h Best St RESERVOIR 3073	\$705,000	01/07/2023
2	1/16 Bernard St RESERVOIR 3073	\$705,000	18/03/2023
3	3/2 Gilbank St RESERVOIR 3073	\$700,000	01/04/2023

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:

13/09/2023 11:29









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price June quarter 2023: \$620,500

Comparable Properties

2h Best St RESERVOIR 3073 (REI/VG)



Price: \$705,000 Method: Auction Sale Date: 01/07/2023 Property Type: Townhouse (Res) Land Size: 115 sqm approx Agent Comments



1/16 Bernard St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$705,000 Method: Auction Sale Date: 18/03/2023 Property Type: Townhouse (Res)

3/2 Gilbank St RESERVOIR 3073 (REI/VG)

1 2 **1** 2 **1** 2 **1** 2

Agent Comments

Price: \$700,000 Method: Auction Sale Date: 01/04/2023

Property Type: Townhouse (Res)

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





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