

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

1/43 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$889,500

Property Type House

Suburb Reservoir

Period - From 01/10/2024

to 31/12/2024

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	135 Cheddar Rd RESERVOIR 3073	\$715,000	23/01/2025
2	56 Wilson Blvd RESERVOIR 3073	\$730,000	30/11/2024
3	1/14 Smith St RESERVOIR 3073	\$715,000	16/09/2024

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:

14/02/2025 11:20



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  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$720,000

Median House Price

December quarter 2024: \$889,500

Comparable Properties



135 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments

 3
  1
  3

Price: \$715,000

Method: Auction Sale

Date: 23/01/2025

Property Type: House

Land Size: 522 sqm approx



56 Wilson Blvd RESERVOIR 3073 (REI)

Agent Comments

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  3

Price: \$730,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 599 sqm approx



1/14 Smith St RESERVOIR 3073 (REI/VG)

Agent Comments

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  1
  1

Price: \$715,000

Method: Private Sale

Date: 16/09/2024

Property Type: House

Land Size: 342 sqm approx

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