## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 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	Pro	perty Type Hou	ise		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024	Sou	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	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









**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)   1 1   3 1   9 3   Price: \$715,000   Method: Auction Sale   Date: 23/01/2025   Property Type: House   Land Size: 522 sqm approx	Agent Comments
56 Wilson Blvd RESERVOIR 3073 (REI) 3 1 3 3 Price: \$730,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 599 sqm approx	Agent Comments
1/14 Smith St RESERVOIR 3073 (REI/VG)   3 1   Price: \$715,000   Method: Private Sale   Date: 16/09/2024   Property Type: House   Land Size: 342 sqm approx	Agent Comments

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



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