Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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3/146 North Road, Reservoir Vic 3073
3

Indicative selling price

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

Range between \$630,000	&	\$670,000
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Median sale price

Median price	\$550,250	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/07/2020	to	30/09/2020	So	ource	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

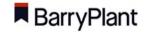
Add	dress of comparable property	Price	Date of sale
1	4/48 Miranda Rd RESERVOIR 3073	\$700,000	16/11/2020
2	2/37 North Rd RESERVOIR 3073	\$650,000	27/09/2020
3	2/36 Lane Cr RESERVOIR 3073	\$633,000	17/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2020 11:12









Indicative Selling Price \$630,000 - \$670,000 Median Unit Price September quarter 2020: \$550,250

Comparable Properties

4/48 Miranda Rd RESERVOIR 3073 (REI)

□ 2 **□** 2 **□**

Price: \$700,000 Method: Private Sale Date: 16/11/2020

Property Type: Townhouse (Res)

Agent Comments



2/37 North Rd RESERVOIR 3073 (REI/VG)

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

Price: \$650,000 Method: Private Sale Date: 27/09/2020

Property Type: Townhouse (Res)

Agent Comments



2/36 Lane Cr RESERVOIR 3073 (REI)

2 2 **-** 1 🔂

Price: \$633,000 Method: Private Sale Date: 17/11/2020

Property Type: Townhouse (Single)

Agent Comments

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