

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

3/146 North Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$550,250

Property Type Unit

Suburb Reservoir

Period - From 01/07/2020

to

30/09/2020

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/11/2020 11:12

**Property Type:**

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

September quarter 2020: \$550,250

Comparable Properties

4/48 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

**Price:** \$700,000**Method:** Private Sale**Date:** 16/11/2020**Property Type:** Townhouse (Res)**2/37 North Rd RESERVOIR 3073 (REI/VG)**

Agent Comments

**Price:** \$650,000**Method:** Private Sale**Date:** 27/09/2020**Property Type:** Townhouse (Res)**2/36 Lane Cr RESERVOIR 3073 (REI)**

Agent Comments

**Price:** \$633,000**Method:** Private Sale**Date:** 17/11/2020**Property Type:** Townhouse (Single)