

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

3/40 Elsey Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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	1/154 North Rd RESERVOIR 3073	\$410,000	14/11/2020
2	2/30 Delaware St RESERVOIR 3073	\$370,000	12/12/2020
3	1/89 Purinuan Rd RESERVOIR 3073	\$360,000	23/12/2020

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:

01/02/2021 09:59



Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
December quarter 2020: \$612,500

Comparable Properties



1/154 North Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 14/11/2020
Property Type: Strata Unit - Conjoined

2/30 Delaware St RESERVOIR 3073 (REI)

Agent Comments



Price: \$370,000
Method: Auction Sale
Date: 12/12/2020
Property Type: Unit



1/89 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 23/12/2020
Rooms: 3
Property Type: Unit