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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$360,000		&		\$390,000			
Median sale p	rice							
Median price	\$612,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/10/2020	to	31/12/2020		So	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	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)



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

Agent Comments

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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.