# 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

2/107 Barton Street Reservoir VIC 3073

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$550,000	&	\$600,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$539,000	Prop	erty type		Unit	Suburb	Reservoir
Period-from	01 Jun 2019	to	31 May 2	2020	Source		Corelogic

### 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 6 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
7 Barry Street Reservoir VIC 3073	\$570,000	07-Mar-20
1/5 Wright Street Reservoir VIC 3073	\$595,000	04-Jun-20
2/34 Macartney Street Reservoir VIC 3073	\$580,000	14-Mar-20

#### 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 6 months.

This Statement of Information was prepared on: 12 June 2020



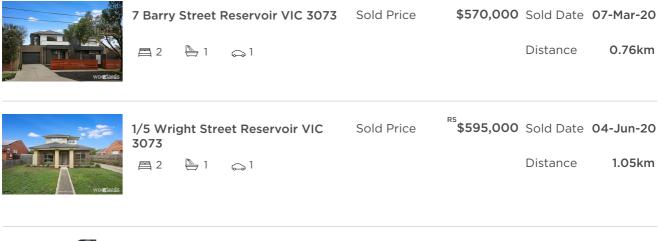
consumer.vic.gov.au



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2/34 Macartney Street Reservoir VIC 3073	Sold Price	\$580,000 Sold Date	14-Mar-20
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#### RS = Recent sale UN = Undisclosed Sale

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