

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

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2019

to

31 May 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



7 Barry Street Reservoir VIC 3073

Sold Price

\$570,000

Sold Date **07-Mar-20**

2

1

1

Distance

0.76km



1/5 Wright Street Reservoir VIC 3073

Sold Price

^{RS} **\$595,000**

Sold Date **04-Jun-20**

2

1

1

Distance

1.05km



2/34 Macartney Street Reservoir VIC 3073

Sold Price

\$580,000

Sold Date **14-Mar-20**

2

1

1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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