

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

2/69 Royal Parade, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$616,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2024

to

30/09/2024

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	2/16 Cuthbert Rd RESERVOIR 3073	\$585,000	12/10/2024
2	4/4 Bernard St RESERVOIR 3073	\$620,000	22/08/2024
3	4/5 Cuthbert Rd RESERVOIR 3073	\$625,000	29/05/2024

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:

17/10/2024 22:25



2
 1
 2

Rooms: 5

Property Type: Unit

Land Size: 240 sqm sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

September quarter 2024: \$616,000

Comparable Properties



2/16 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

2
 1
 2

Price: \$585,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Villa

Land Size: 178 sqm approx



4/4 Bernard St RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$620,000

Method: Private Sale

Date: 22/08/2024

Property Type: Townhouse (Single)



4/5 Cuthbert Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$625,000

Method: Private Sale

Date: 29/05/2024

Property Type: Unit