

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

3/3 Mack Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2023

to

31/03/2023

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	1b Merino St RESERVOIR 3073	\$780,000	04/05/2023
2	3/203 Purinuan Rd RESERVOIR 3073	\$745,000	17/04/2023
3	4/107 Hickford St RESERVOIR 3073	\$736,666	25/03/2023

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:

13/07/2023 12:50



Rooms: 5
Property Type: Townhouse
 (Single)
Land Size: 138.177 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 March quarter 2023: \$850,000

Comparable Properties



1b Merino St RESERVOIR 3073 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 04/05/2023
Property Type: Townhouse (Single)
Land Size: 180 sqm approx

3/203 Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 17/04/2023
Property Type: Townhouse (Res)

4/107 Hickford St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$736,666
Method: Private Sale
Date: 25/03/2023
Property Type: Townhouse (Res)

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