

# 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

1/172 Purinuan Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2022 to 31/12/2022 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	108a Royal Pde RESERVOIR 3073	\$565,000	19/11/2022
2	2/69 Arundel Av RESERVOIR 3073	\$542,500	22/12/2022
3	4/10 Jinghi Rd RESERVOIR 3073	\$525,000	25/10/2022

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:

01/02/2023 11:52



**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$490,000 - \$530,000  
**Median Unit Price**  
 December quarter 2022: \$595,000

## Comparable Properties



**108a Royal Pde RESERVOIR 3073 (VG)**

**Agent Comments**



**Price:** \$565,000  
**Method:** Sale  
**Date:** 19/11/2022  
**Property Type:** Unit



**2/69 Arundel Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$542,500  
**Method:** Private Sale  
**Date:** 22/12/2022  
**Property Type:** Unit



**4/10 Jinghi Rd RESERVOIR 3073 (VG)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Sale  
**Date:** 25/10/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit

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