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

39/2 Gremel Road, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$150,000

Median sale price

Median price	\$630,000	Pro	perty Type Unit		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024	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.

Add	dress of comparable property	Price	Date of sale
1	77/2 Gremel Rd RESERVOIR 3073	\$114,000	14/06/2024
2	168/2 Gremel Rd RESERVOIR 3073	\$120,000	23/04/2024
3	45/2 Gremel Rd RESERVOIR 3073	\$138,500	27/03/2024

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:

25/09/2024 12:33









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$150,000 Median Unit Price June quarter 2024: \$630,000

Comparable Properties

	77/2 Gremel Rd RESERVOIR 3073 (REI) 2 1 1 1 Price: \$114,000 Method: Private Sale Date: 14/06/2024 Property Type: Unit	Agent Comments
	168/2 Gremel Rd RESERVOIR 3073 (REI) 2 1 1 1 Price: \$120,000 Method: Private Sale Date: 23/04/2024 Property Type: Unit	Agent Comments
THE REAL	45/2 Gremel Rd RESERVOIR 3073 (REI) 2 1 1 1 Price: \$138,500 Method: Private Sale Date: 27/03/2024 Property Type: Unit	Agent Comments

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





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