

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

6/224 Spring Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$613,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	2/5 Cuthbert Rd RESERVOIR 3073	\$620,000	05/01/2024
2	8/7 Barry St RESERVOIR 3073	\$617,000	16/12/2023
3	2/36 Barry St RESERVOIR 3073	\$600,000	21/11/2023

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:

30/01/2024 15:39



 2  1  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

December quarter 2023: \$613,000

Comparable Properties



2/5 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 05/01/2024

Property Type: Townhouse (Single)



8/7 Barry St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$617,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)



2/36 Barry St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 21/11/2023

Property Type: Townhouse (Single)

Land Size: 113 sqm approx

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