

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

2/5 Mack 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 \$620,000 Property Type Unit Suburb Reservoir

Period - From 26/11/2023 to 25/11/2024 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	1/4 Mack St RESERVOIR 3073	\$578,200	23/11/2024
2	3/72 Yarra Av RESERVOIR 3073	\$605,000	10/11/2024
3	3/15 Miranda Rd RESERVOIR 3073	\$595,000	02/11/2024

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:

26/11/2024 10:55



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
26/11/2023 - 25/11/2024: \$620,000

Comparable Properties

1/4 Mack St RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$578,200
Method:
Date: 23/11/2024
Property Type: Unit



3/72 Yarra Av RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 10/11/2024
Property Type: Unit



3/15 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Auction Sale
Date: 02/11/2024
Property Type: Unit