## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21/13 Seaver Grove, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$450,000		&		\$485,000				
Median sale price									
Median price	\$612,500	Pro	operty Type	Unit			Suburb	Reservoir	
Period - From	01/10/2020	to	31/12/2020		So	urce	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	3/99 Barton St RESERVOIR 3073	\$487,000	23/01/2021
2	7/91 Pine St RESERVOIR 3073	\$480,000	06/08/2020
3	1/28 Sharpe St RESERVOIR 3073	\$460,000	13/10/2020

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:

25/01/2021 10:33









Property Type: Unit Agent Comments Indicative Selling Price \$450,000 - \$485,000 Median Unit Price December quarter 2020: \$612,500

# **Comparable Properties**

3/99 Barton St RESERVOIR 3073 (REI) 2 2 2 1 Price: \$487,000 Method: Auction Sale Date: 23/01/2021 Property Type: Unit	Agent Comments
7/91 Pine St RESERVOIR 3073 (REI/VG) 2 1 1 1 Price: \$480,000 Method: Private Sale Date: 06/08/2020 Rooms: 3 Property Type: Unit	Agent Comments
1/28 Sharpe St RESERVOIR 3073 (VG) 2 2 Price: \$460,000 Method: Sale	Agent Comments

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

Date: 13/10/2020

Property Type: Strata Unit - Conjoined



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.