

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

1-5/38 Storey 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) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1 - 3 bedroom		Or range between	\$900,000	&	\$950,000
Unit 2 - 2 bedroom		Or range between	\$720,000	&	\$770,000
Unit 3 - 2 bedroom		Or range between	\$720,000	&	\$770,000
Unit 4 - 2 bedroom		Or range between	\$720,000	&	\$770,000
Unit 5 - 2 bedroom		Or range between	\$720,000	&	\$770,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$613,750

Suburb Reservoir

Period - From 01/07/2023

to 30/09/2023

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Unit 1 - 3 bedroom	36 Henty St RESERVOIR 3073	\$957,000	07/10/2023
	1/37 Thackeray Rd RESERVOIR 3073	\$990,000	23/09/2023
	45 Shand Rd RESERVOIR 3073	\$929,000	14/08/2023

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Unit 2 - 2 bedroom	1/16 Best St RESERVOIR 3073	\$755,000	12/10/2023
	3/30 Crispe St RESERVOIR 3073	\$745,000	05/09/2023
	1/25 OConnor St RESERVOIR 3073	\$785,000	02/09/2023

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Unit 3 - 2 bedroom	1/16 Best St RESERVOIR 3073	\$755,000	12/10/2023
	3/30 Crispe St RESERVOIR 3073	\$745,000	05/09/2023
	1/25 OConnor St RESERVOIR 3073	\$785,000	02/09/2023

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Unit 4 - 2 bedroom	1/16 Best St RESERVOIR 3073	\$755,000	12/10/2023
	3/30 Crispe St RESERVOIR 3073	\$745,000	05/09/2023
	1/25 OConnor St RESERVOIR 3073	\$785,000	02/09/2023

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Unit 5 - 2 bedroom	1/16 Best St RESERVOIR 3073	\$755,000	12/10/2023
	3/30 Crispe St RESERVOIR 3073	\$745,000	05/09/2023
	1/25 OConnor St RESERVOIR 3073	\$785,000	02/09/2023

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

14/11/2023 12:42