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

7/54 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$632,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2022	to	30/06/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2/14 Merino St RESERVOIR 3073	\$510,000	09/07/2022
2	1/30 Delaware St RESERVOIR 3073	\$493,000	19/05/2022
3	2/159 Cheddar Rd RESERVOIR 3073	\$475,000	21/07/2022

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:

27/09/2022 13:57









Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$420,000 - \$460,000 Median Unit Price June quarter 2022: \$632,000

Comparable Properties



2/14 Merino St RESERVOIR 3073 (REI/VG)



Price: \$510,000 Method: Auction Sale Date: 09/07/2022 Property Type: Unit

1/30 Delaware St RESERVOIR 3073 (REI)

Agent Comments

Agent Comments





Price: \$493,000 Method: Private Sale Date: 19/05/2022 Property Type: Unit

2/159 Cheddar Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$475,000 Method: Private Sale Date: 21/07/2022 Rooms: 4 Property Type: Unit

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





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