## 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

45B Whitelaw Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$750,000		&		\$790,000			
Median sale p	rice							
Median price	\$600,500	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2020	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	3/18 Boldrewood Pde RESERVOIR 3073	\$850,000	10/04/2021
2	1/158 Broadway RESERVOIR 3073	\$760,000	28/02/2021
3	6B Box St RESERVOIR 3073	\$845,000	06/02/2021

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:

25/06/2021 15:46









Rooms: 7 Property Type: Unit Agent Comments

**Indicative Selling Price** \$750,000 - \$790,000 **Median Unit Price** Year ending March 2021: \$600,500

# **Comparable Properties**

3/18 Boldrewood Pde RESERVOIR 3073 (REI) Agent Comments



Price: \$850,000 Method: Auction Sale Date: 10/04/2021 Property Type: Townhouse (Res)

1/158 Broadway RESERVOIR 3073 (REI/VG)

Agent Comments

Agent Comments



Price: \$760,000 Method: Private Sale Date: 28/02/2021 Rooms: 5 Property Type: Townhouse (Res)



6B Box St RESERVOIR 3073 (REI/VG)



Price: \$845,000 Method: Private Sale Date: 06/02/2021

Rooms: 6 Property Type: Townhouse (Res)

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



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.