

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$790,000

### Median sale price

Median price \$600,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2020 to 31/03/2021 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	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



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**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**

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

**1/158 Broadway RESERVOIR 3073 (REI/VG)** **Agent Comments**

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



**6B Box St RESERVOIR 3073 (REI/VG)** **Agent Comments**

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**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 06/02/2021  
**Rooms:** 6  
**Property Type:** Townhouse (Res)