

# 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

1/15 Mason 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)

Single price

\$695,000

### Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2022

to

30/09/2022

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	1/29 Goulburn Av RESERVOIR 3073	\$673,000	25/06/2022
2	2/25 Crispe St RESERVOIR 3073	\$670,000	29/08/2022
3	3/44 Mccomas St RESERVOIR 3073	\$660,000	25/08/2022

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:

19/12/2022 09:56



 2   
  1   
  2

**Property Type:** House (Res)

**Land Size:** 300 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$695,000

**Median Unit Price**

September quarter 2022: \$630,000

## Comparable Properties



**1/29 Goulburn Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 2   
  1   
  1

**Price:** \$673,000

**Method:** Auction Sale

**Date:** 25/06/2022

**Property Type:** Unit

**Land Size:** 350 sqm approx



**2/25 Crispe St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 2   
  1   
  1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 29/08/2022

**Property Type:** Unit

**Land Size:** 262.21 sqm approx



**3/44 Mccomas St RESERVOIR 3073 (VG)**

**Agent Comments**

 2   
  -   
  -

**Price:** \$660,000

**Method:** Sale

**Date:** 25/08/2022

**Property Type:** Strata Unit - Conjoined

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