

# 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 3/54-56 St Vigeons 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)

Range between \$560,000 & \$580,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	2/9 Smith St RESERVOIR 3073	\$555,000	31/12/2024
2	6/957-961 High St RESERVOIR 3073	\$560,000	20/12/2024
3	3/14 Nicholson Av RESERVOIR 3073	\$585,000	23/11/2024

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: 17/01/2025 16:20



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**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$580,000  
**Median Unit Price**  
December quarter 2024: \$645,000

## Comparable Properties



**2/9 Smith St RESERVOIR 3073 (REI)**

[Agent Comments](#)

 2    1    1

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 31/12/2024  
**Property Type:** Townhouse (Single)



**6/957-961 High St RESERVOIR 3073 (REI)**

[Agent Comments](#)

 2    2    1

**Price:** \$560,000  
**Method:** Sold Before Auction  
**Date:** 20/12/2024  
**Property Type:** Townhouse (Res)



**3/14 Nicholson Av RESERVOIR 3073 (REI)**

[Agent Comments](#)

 2    1    1

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** Unit

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