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	3/54-56 St Vigeons Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge between \$500,000	Range between	\$560,000	&	\$580,000
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Median sale price

Median price	\$645,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024	Sc	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.

Address of comparable property Price

,	and the companion property		Date of care
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



Date of sale





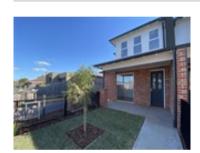


Rooms: 5

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)

2

1

<u>-</u>3 ₁

Price: \$555,000 Method: Private Sale Date: 31/12/2024

Property Type: Townhouse (Single)

Agent Comments



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

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2







Agent Comments

Price: \$560,000

Method: Sold Before Auction

Date: 20/12/2024

Property Type: Townhouse (Res)



3/14 Nicholson Av RESERVOIR 3073 (REI)

2

Price: \$585,000 Method: Auction Sale Date: 23/11/2024



3

Agent Comments

Property Type: Unit

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





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