### 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	2/53 Chaleyer Street, Reserve	oir Vic 3073			
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$360,	000 &	\$390,000			
Median sale price					
Median price \$645,00	00 Property Type Unit	Suburb			
Period - From 01/10/2	to 31/12/2024	Source			
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	7/226 Gower St PRESTON 3072	\$395,000	27/12/2024
2	2/7 Lane Cr RESERVOIR 3073	\$490,000	04/11/2024
3	2/2 Bernard St RESERVOIR 3073	\$391,000	05/10/2024

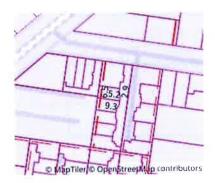
### OR

<del>B\*</del> 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:	06/03/2025 14:20









Rooms: 3

**Property Type:** Unit Agent Comments

Indicative Selling Price \$360,000 - \$390,000 Median Unit Price December quarter 2024: \$645,000

## Comparable Properties



7/226 Gower St PRESTON 3072 (REI)

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Price: \$395,000 Method: Private Sale Date: 27/12/2024 Property Type: Unit **Agent Comments** 



2/7 Lane Cr RESERVOIR 3073 (REI/VG)

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**6** 

Agent Comments

Price: \$490,000 Method: Private Sale Date: 04/11/2024 Property Type: Unit



2/2 Bernard St RESERVOIR 3073 (REI/VG)

**=** 1 **=** 1

Price: \$391,000 Method: Auction Sale Date: 05/10/2024 Rooms: 3

Property Type: Unit

Agent Comments

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





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