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

3/76 Southernhay Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$640,000		&		\$680,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/4 Suffolk St RESERVOIR 3073	\$680,000	26/06/2021
2	1/38 Acheron Av RESERVOIR 3073	\$665,000	15/05/2021
3	46 Home St RESERVOIR 3073	\$650,000	10/04/2021

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:

06/07/2021 11:53









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$640,000 - \$680,000 Median Unit Price March quarter 2021: \$630,000

Comparable Properties

2/4 Suffolk St RESERVOIR 3073 (REI)



Price: \$680,000 Method: Private Sale Date: 26/06/2021 Rooms: 4 Property Type: Townhouse (Res) Agent Comments



1/38 Acheron Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$665,000 Method: Sold Before Auction Date: 15/05/2021 Property Type: Townhouse (Res)

46 Home St RESERVOIR 3073 (REI/VG)

1 2 **1 1**

Agent Comments

Price: \$650,000

Method: Auction Sale Date: 10/04/2021 Property Type: Townhouse (Res) Land Size: 200 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.