

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 consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2021 to 31/03/2021 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	2/4 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



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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)

Agent Comments

 2  1  1

Price: \$680,000

Method: Private Sale

Date: 26/06/2021

Rooms: 4

Property Type: Townhouse (Res)



1/38 Acheron Av RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$665,000

Method: Sold Before Auction

Date: 15/05/2021

Property Type: Townhouse (Res)

46 Home St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Res)

Land Size: 200 sqm approx