

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

1/3 Epstein Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$675,000

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	1/40 Elsey Rd RESERVOIR 3073	\$650,000	18/05/2021
3	1/20 Orrong Av RESERVOIR 3073	\$655,000	20/03/2021

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:

05/07/2021 16:23



 2  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$675,000

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)



1/40 Elsey Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 18/05/2021

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



1/20 Orrong Av RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 5

Property Type: Townhouse (Res)