

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

1/43 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$895,500 Property Type House Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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	1/17 Suffolk St RESERVOIR 3073	\$740,000	23/11/2024
2	1/83 Whitelaw St RESERVOIR 3073	\$736,000	21/09/2024
3	1/14 Smith St RESERVOIR 3073	\$715,000	16/09/2024

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:

27/11/2024 12:15



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

September quarter 2024: \$895,500

Comparable Properties



1/17 Suffolk St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$740,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 213 sqm approx



1/83 Whitelaw St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$736,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)



1/14 Smith St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$715,000

Method: Private Sale

Date: 16/09/2024

Property Type: House

Land Size: 342 sqm approx

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