

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

11/74 King William Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$612,500

Property Type Unit

Suburb Reservoir

Period - From 02/04/2023

to 01/04/2024

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	310/10 Clinch Av PRESTON 3072	\$375,000	15/10/2023
2	6/591-593 Gilbert Rd PRESTON 3072	\$332,000	02/04/2024
3	302/20 Bedford St RESERVOIR 3073	\$325,000	17/10/2023

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:

02/04/2024 15:18

11/74 King William Street, Reservoir Vic 3073

LOVE & CO

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Indicative Selling Price
\$350,000

Median Unit Price
02/04/2023 - 01/04/2024: \$612,500



1 1 2

Property Type: Unit
Land Size: 34 sqm approx
Agent Comments

Comparable Properties



310/10 Clinch Av PRESTON 3072 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 15/10/2023
Property Type: Apartment



6/591-593 Gilbert Rd PRESTON 3072 (REI)

Agent Comments

1 1 1

Price: \$332,000
Method: Private Sale
Date: 02/04/2024
Property Type: Apartment



302/20 Bedford St RESERVOIR 3073 (REI)

Agent Comments

1 1 -

Price: \$325,000
Method: Private Sale
Date: 17/10/2023
Property Type: Apartment

Account - Love & Co



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