Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

	1/64 Purinuan Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Single price \$660,000

Median sale price

Median price	\$612,500	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/10/2020	to	31/12/2020	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.

Address of comparable property

1	2/149 Boldrewood Pde RESERVOIR 3073	\$687,000	13/02/2021
2	1/124 Rathcown Rd RESERVOIR 3073	\$678,000	20/02/2021
3	2/18 Beenak St RESERVOIR 3073	\$660,000	22/02/2021

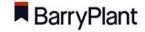
OR

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:	09/03/2021 10:05



Date of sale







Property Type: Unit **Agent Comments**

Indicative Selling Price \$660,000 **Median Unit Price** December quarter 2020: \$612,500

Comparable Properties



2/149 Boldrewood Pde RESERVOIR 3073 (REI) Agent Comments

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Price: \$687,000 Method: Auction Sale Date: 13/02/2021 Property Type: Unit



1/124 Rathcown Rd RESERVOIR 3073 (REI)





Price: \$678,000 Method: Auction Sale Date: 20/02/2021

Property Type: Townhouse (Res)

Agent Comments



2/18 Beenak St RESERVOIR 3073 (REI)

Price: \$660,000

Method: Sold Before Auction

Date: 22/02/2021 Property Type: Unit

Land Size: 214 sqm approx

Agent Comments

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



