

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

2/13 Mason Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2021

to 31/12/2021

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.

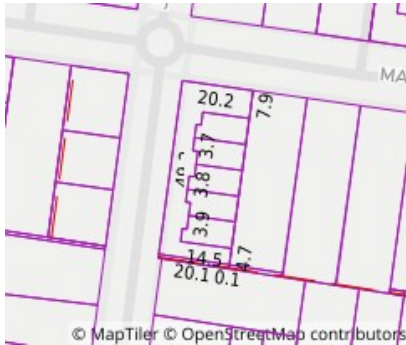
	Address of comparable property	Price	Date of sale
1	3/1 Edgar St RESERVOIR 3073	\$605,000	05/03/2022
2	2/53 North Rd RESERVOIR 3073	\$560,000	04/04/2022
3	8 Reservoir St RESERVOIR 3073	\$550,000	17/01/2022

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:

13/04/2022 15:57



Property Type: Unit

Agent Comments

Comparable Properties



3/1 Edgar St RESERVOIR 3073 (REI)

Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 05/03/2022

Rooms: 3

Property Type: Unit

Land Size: 158 sqm approx



2/53 North Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$560,000

Method: Sold Before Auction

Date: 04/04/2022

Property Type: Unit

Land Size: 138 sqm approx



8 Reservoir St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/01/2022

Property Type: Unit