

# 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

3/3 Arcadia Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000

&

\$520,000

### Median sale price

Median price \$650,000

Property Type Unit

Suburb Reservoir

Period - From 01/04/2021

to 30/06/2021

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	157A Boldrewood Pde RESERVOIR 3073	\$550,000	20/05/2021
2	2/126 St Vigeons Rd RESERVOIR 3073	\$520,000	07/05/2021
3	2/28 Compton St RESERVOIR 3073	\$505,000	03/07/2021

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:

22/09/2021 13:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$485,000 - \$520,000  
**Median Unit Price**  
June quarter 2021: \$650,000

## Comparable Properties

**157A Boldrewood Pde RESERVOIR 3073 (VG)** Agent Comments



**Price:** \$550,000  
**Method:** Sale  
**Date:** 20/05/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**2/126 St Vigeons Rd RESERVOIR 3073 (REI/VG)** Agent Comments



**Price:** \$520,000  
**Method:** Sold Before Auction  
**Date:** 07/05/2021  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**2/28 Compton St RESERVOIR 3073 (REI/VG)** Agent Comments



**Price:** \$505,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** Townhouse (Res)

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