## 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	7/72 Pine Street, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$490,000	&	\$530,000
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### Median sale price

Median price	\$595,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/10/2022	to	31/12/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/993 High St RESERVOIR 3073	\$515,000	15/12/2022
2	7/165 Edwardes St RESERVOIR 3073	\$505,000	26/11/2022
3	3/2 Leamington St RESERVOIR 3073	\$490,000	30/12/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/04/2023 14:18
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Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$490,000 - \$530,000 **Median Unit Price** December quarter 2022: \$595,000

# Comparable Properties



1/993 High St RESERVOIR 3073 (VG)





Price: \$515,000 Method: Sale Date: 15/12/2022

Property Type: Strata Unit - Conjoined

**Agent Comments** 



7/165 Edwardes St RESERVOIR 3073 (REI/VG) Agent Comments

**———** 2







Price: \$505,000 Method: Auction Sale Date: 26/11/2022 Property Type: Unit

Land Size: 140 sqm approx

Agent Comments



3/2 Leamington St RESERVOIR 3073 (REI/VG)

**--** 2

Price: \$490.000 Method: Private Sale Date: 30/12/2022 Property Type: Unit

Land Size: 124 sqm approx

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





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