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

1/98 Barry Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$675,000		&		\$710,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/10/2022	to	31/12/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	2/63 OConnor St RESERVOIR 3073	\$715,000	09/12/2022
2	1/16 Bernard St RESERVOIR 3073	\$705,000	18/03/2023
3	3/49 Storey Rd RESERVOIR 3073	\$695,000	02/12/2022

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:

20/03/2023 15:40









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$675,000 - \$710,000 Median Unit Price December quarter 2022: \$595,000

Comparable Properties



2/63 OConnor St RESERVOIR 3073 (REI/VG)



Price: \$715,000 Method: Sold Before Auction Date: 09/12/2022 Property Type: Townhouse (Res)



1/16 Bernard St RESERVOIR 3073 (REI)

Agent Comments

Agent Comments



Price: \$705,000 Method: Auction Sale Date: 18/03/2023 Property Type: Townhouse (Res)



3/49 Storey Rd RESERVOIR 3073 (REI/VG)



Agent Comments

Price: \$695,000 Method: Sold Before Auction Date: 02/12/2022 Property Type: Townhouse (Res)

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





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