

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

1/19 Barry Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$678,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2024

to

30/06/2024

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	1/2 View St RESERVOIR 3073	\$695,000	31/08/2024
2	1/41 Lloyd Av RESERVOIR 3073	\$650,000	24/08/2024
3	6b Olive St RESERVOIR 3073	\$685,000	18/05/2024

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:

01/10/2024 14:20

Maggie Sun
03 9889 8800
0425 790 930
maggiesun@mcgrath.com.au

Indicative Selling Price
\$678,000

Median Unit Price
June quarter 2024: \$630,000



2 1 2

Property Type: Unit
Agent Comments

Comparable Properties



1/2 View St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$695,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Unit



1/41 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 24/08/2024
Rooms: 4
Property Type: Unit
Land Size: 235 sqm approx



6b Olive St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit