

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

5/32 Kelsby Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$315,000 Property Type Vacant land Suburb Reservoir

Period - From 10/07/2022 to 09/07/2023 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	6/77 Pine St RESERVOIR 3073	\$586,000	05/06/2023
2	6/55 Regent St PRESTON 3072	\$570,000	06/04/2023
3			

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: 10/07/2023 12:39



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Land Price

10/07/2022 - 09/07/2023: \$315,000

Comparable Properties



6/77 Pine St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$586,000

Method: Auction Sale

Date: 05/06/2023

Property Type: Unit



6/55 Regent St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000

Method: Sold Before Auction

Date: 06/04/2023

Property Type: Unit

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.

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