

# 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

2/24 Ralph Street, Reservoir Vic 3073

### Indicative selling price

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

Single price

\$549,500

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Reservoir

Period - From

13/12/2020

to

12/12/2021

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	1/141 Hickford St RESERVOIR 3073	\$555,000	06/10/2021
2	1/73 Marchant Av RESERVOIR 3073	\$547,500	03/07/2021
3	3/22 Miranda Rd RESERVOIR 3073	\$541,000	18/08/2021

**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:

13/12/2021 13:23



**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**

\$549,500

**Median Unit Price**

13/12/2020 - 12/12/2021: \$640,000

## Comparable Properties



**1/141 Hickford St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$555,000

**Method:** Auction Sale

**Date:** 06/10/2021

**Rooms:** 4

**Property Type:** Unit



**1/73 Marchant Av RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$547,500

**Method:** Auction Sale

**Date:** 03/07/2021

**Rooms:** 4

**Property Type:** Unit



**3/22 Miranda Rd RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$541,000

**Method:** Private Sale

**Date:** 18/08/2021

**Rooms:** 4

**Property Type:** Unit

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