Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/24 Ralph Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquoti	ng					
Single price	\$549,500									
Median sale price										
Median price	\$640,000	Pro	perty Type Unit			Suburb	Reservoir			
Period - From	13/12/2020	to	12/12/2021	Sou	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	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



propertydata

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