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

2/18 Storey Road, Reservoir Vic 3073

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

| Median price | $612,500 | Property Type | Unit | Suburb | Reservoir |

| Period - From | 01/10/2020 | to | 31/12/2020 | 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	4/177 Purinuan Rd RESERVOIR 3073	$585,000	04/03/2021
2	623 Plenty Rd PRESTON 3072	$550,000	12/02/2021
3	2/23 Miranda Rd RESERVOIR 3073	$530,000	07/01/2021

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: 05/03/2021 14:45

CONSUMER AFFAIRS VICTORIA

|icon| **2** |icon| **1** |icon| **1**

Property Type: Unit

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
December quarter 2020: $612,500

Comparable Properties

4/177 Purinuan Rd RESERVOIR 3073 (REI)

|icon| **2** |icon| **1** |icon| **1**

Price: $585,000
Method: Sold Before Auction
Date: 04/03/2021
Property Type: Unit

Agent Comments

623 Plenty Rd PRESTON 3072 (REI)

|icon| **2** |icon| **1** |icon| **-**

Price: $550,000
Method: Sold Before Auction
Date: 12/02/2021
Property Type: Unit

Agent Comments

2/23 Miranda Rd RESERVOIR 3073 (REI)

|icon| **2** |icon| **1** |icon| **1**

Price: $530,000
Method: Private Sale
Date: 07/01/2021
Property Type: Unit

Agent Comments

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