Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/12 Dennis Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$590,000 & \$630,000	Range between	\$590,000	&	\$630,000
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Median sale price

Median price	\$630,000	Pro	perty Type	Jnit]	Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024	So	ource	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

1	4/4 Bernard St RESERVOIR 3073	\$620,000	22/08/2024
2	2/5 Wright St RESERVOIR 3073	\$600,000	31/07/2024
3	3/92 North Rd RESERVOIR 3073	\$640,000	19/03/2024

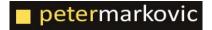
OR

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:	02/09/2024 09:25



Date of sale











Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$590,000 - \$630,000 **Median Unit Price** June quarter 2024: \$630,000

Comparable Properties



4/4 Bernard St RESERVOIR 3073 (REI)





Agent Comments

Price: \$620,000 Method: Private Sale Date: 22/08/2024

Property Type: Townhouse (Single)



2/5 Wright St RESERVOIR 3073 (REI)

-2







Price: \$600.000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: Townhouse (Res)

Agent Comments



3/92 North Rd RESERVOIR 3073 (REI)





Price: \$640,000 Method: Private Sale Date: 19/03/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



