

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

6/91 Pine Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Reservoir

Period - From 24/11/2020

to

23/11/2021

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	3/72 Pine St RESERVOIR 3073	\$483,000	03/07/2021
2	2/43 Barton St RESERVOIR 3073	\$478,000	23/10/2021
3	8/30 Ashley St RESERVOIR 3073	\$450,000	17/07/2021

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:

24/11/2021 09:55



Property Type:
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

24/11/2020 - 23/11/2021: \$640,000

Comparable Properties



3/72 Pine St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$483,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Unit



2/43 Barton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$478,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Unit

8/30 Ashley St RESERVOIR 3073 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 17/07/2021
Property Type: Strata Unit - Conjoined

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