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

2/39 Hickford Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$613,750	Pro	operty Type Unit	t		Suburb	Reservoir
Period - From	01/07/2023	to	30/09/2023	So	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.

Ado	dress of comparable property	Price	Date of sale
1	2/3 Lowell Av KINGSBURY 3083	\$430,000	16/08/2023
2	1/963 High St RESERVOIR 3073	\$420,000	23/09/2023
3	1/63 Pickett St RESERVOIR 3073	\$403,000	02/10/2023

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:

18/12/2023 10:36









Property Type: Unit Agent Comments Indicative Selling Price \$395,000 Median Unit Price September quarter 2023: \$613,750

Comparable Properties

	2/3 Lowell Av KINGSBURY 3083 (REI/VG) 2 1 1 1 Price: \$430,000 Method: Private Sale Date: 16/08/2023 Property Type: Unit	Agent Comments
	1/963 High St RESERVOIR 3073 (REI) 2 1 2 2 Price: \$420,000 Method: Auction Sale Date: 23/09/2023 Rooms: 4 Property Type: Unit	Agent Comments
Vouda fis	1/63 Pickett St RESERVOIR 3073 (REI) 2 1 1 1 Price: \$403,000 Method: Private Sale Date: 02/10/2023 Property Type: Unit	Agent Comments

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





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