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

1/68 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$630,000		&		\$690,000			
Median sale p	rice							
Median price	\$652,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/01/2021	to	31/12/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	3/35 Crookston Rd RESERVOIR 3073	\$696,000	13/11/2021
2	1/107 Hickford St RESERVOIR 3073	\$680,000	04/10/2021
3	4/69 Crookston Rd RESERVOIR 3073	\$660,000	28/10/2021

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:

25/01/2022 14:37







Property Type: Agent Comments Indicative Selling Price \$630,000 - \$690,000 Median Unit Price Year ending December 2021: \$652,000

Comparable Properties

3/35 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$696,000 Method: Auction Sale Date: 13/11/2021 Property Type: Townhouse (Res)

1/107 Hickford St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$680,000 Method: Sold Before Auction Date: 04/10/2021 Property Type: Townhouse (Res)

4/69 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$660,000 Method: Private Sale Date: 28/10/2021 Property Type: Townhouse (Res)

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



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