Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
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Median sale price

Median price	\$650,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/04/2021	to	30/06/2021	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

Au	areas or comparable property	1 1100	Date of Sale
1	4/15 Chenies St RESERVOIR 3073	\$600,000	17/05/2021
2	1/48 Cheddar Rd RESERVOIR 3073	\$670,000	23/04/2021
3	3 Merino St RESERVOIR 3073	\$635,000	10/04/2021

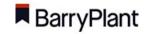
OR

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:	03/08/2021 11:30



Date of sale







Rooms: 5

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price June quarter 2021: \$650,000

Comparable Properties

4/15 Chenies St RESERVOIR 3073 (VG)

= 3 **=** - **=**

Price: \$600,000 Method: Sale Date: 17/05/2021

Property Type: Townhouse (Conjoined)

Agent Comments

1/48 Cheddar Rd RESERVOIR 3073 (REI/VG)

= 3 **=** 2 **=**

Price: \$670,000 **Method:** Private Sale **Date:** 23/04/2021

Property Type: Townhouse (Res)

Agent Comments



3 Merino St RESERVOIR 3073 (REI/VG)

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Price: \$635,000 Method: Auction Sale Date: 10/04/2021

Property Type: Townhouse (Res) **Land Size:** 189 sqm approx

Agent Comments

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



