

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

3/25-27 Lake Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$580,000

&

\$615,000

Median sale price

Median price \$613,500

Property Type Unit

Suburb Reservoir

Period - From 01/01/2023

to

31/03/2023

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	4/35 George St RESERVOIR 3073	\$605,000	23/01/2023
2	1/132a Leamington St RESERVOIR 3073	\$594,000	15/03/2023
3	3/15 Harbury St RESERVOIR 3073	\$585,500	27/02/2023

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:

09/05/2023 10:59



 2
  1
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$615,000

Median Unit Price

March quarter 2023: \$613,500

Comparable Properties



4/35 George St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$605,000

Method: Private Sale

Date: 23/01/2023

Property Type: Unit

Land Size: 201 sqm approx



1/132a Leamington St RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  2

Price: \$594,000

Method: Private Sale

Date: 15/03/2023

Property Type: Villa



3/15 Harbury St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$585,500

Method: Private Sale

Date: 27/02/2023

Property Type: Unit