Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	5 Stanlake Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$430,000	&	\$470,000
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Median sale price

Median price	\$644,500	Pro	pperty Type Un	t		Suburb	Reservoir
Period - From	01/01/2022	to	31/03/2022	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/15 Barton St RESERVOIR 3073	\$500,000	03/06/2022
2	1/30 Delaware St RESERVOIR 3073	\$493,000	19/05/2022
3	7/1 Griffiths St RESERVOIR 3073	\$443,000	17/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/07/2022 09:58













Property Type: Agent Comments

Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** March quarter 2022: \$644,500

Comparable Properties

4/15 Barton St RESERVOIR 3073 (REI/VG)





Price: \$500,000

Method: Sold Before Auction

Date: 03/06/2022 Property Type: Unit **Agent Comments**



1/30 Delaware St RESERVOIR 3073 (REI)

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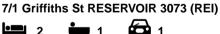
Agent Comments

Agent Comments

Method: Private Sale Date: 19/05/2022 Property Type: Unit

Price: \$493,000







Method: Private Sale Date: 17/06/2022 Property Type: Unit

Price: \$443.000

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



