

# 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

1/59 Pickett Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$675,000

Property Type

Townhouse

Suburb

Reservoir

Period - From

25/11/2023

to

24/11/2024

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	2/116 Boldrewood Pde RESERVOIR 3073	\$750,000	16/11/2024
2	1/39 McMahon Rd RESERVOIR 3073	\$707,000	11/11/2024
3	2/41 Marchant Av RESERVOIR 3073	\$730,000	30/10/2024

**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:

25/11/2024 09:59



 3    2    1

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Townhouse Price**  
25/11/2023 - 24/11/2024: \$675,000

## Comparable Properties



**2/116 Boldrewood Pde RESERVOIR 3073 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)



**1/39 McMahon Rd RESERVOIR 3073 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$707,000  
**Method:** Private Sale  
**Date:** 11/11/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 188 sqm approx



**2/41 Marchant Av RESERVOIR 3073 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 30/10/2024  
**Property Type:** Townhouse (Single)

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