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	1/59 Pickett 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 \$700,000	&	\$750,000
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Median sale price

Median price	\$675,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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









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)

Price: \$750,000 Method: Auction Sale Date: 16/11/2024

Property Type: Townhouse (Res)

Agent Comments



1/39 Mcmahon Rd RESERVOIR 3073 (REI)

Agent Comments

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

Price: \$730,000 Method: Private Sale Date: 30/10/2024

Property Type: Townhouse (Single)

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





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