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	2/24 Kingsley Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$613,000	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/10/2023	to	31/12/2023	s	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

Add	dress of comparable property	Price	Date of sale
1	1/35 Kelsby St RESERVOIR 3073	\$670,000	06/10/2023
2	5/16-18 Harbury St RESERVOIR 3073	\$650,000	08/12/2023
3	2/23 Compton St RESERVOIR 3073	\$640,000	06/12/2023

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:	02/04/2024 13:53









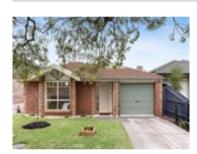
Rooms: 5

Property Type: Unit Land Size: 308 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$680,000 **Median Unit Price** December quarter 2023: \$613,000

Comparable Properties



1/35 Kelsby St RESERVOIR 3073 (REI/VG)



Price: \$670,000 Method: Private Sale Date: 06/10/2023 Property Type: Unit Land Size: 150 sqm approx **Agent Comments**



5/16-18 Harbury St RESERVOIR 3073 (REI)

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Price: \$650,000 Method: Private Sale Date: 08/12/2023 Property Type: Unit Land Size: 203 sqm approx Agent Comments



2/23 Compton St RESERVOIR 3073 (REI/VG)

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Price: \$640.000

Method: Sold Before Auction

Date: 06/12/2023 Property Type: Unit Agent Comments

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



