

# 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 2/27 Clements Grove, Reservoir Vic 3073

### Indicative selling price

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

Range between \$550,000 & \$600,000

### Median sale price

Median price \$616,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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	4/58 St Vigeons Rd RESERVOIR 3073	\$600,000	25/11/2024
2	3/14 Nicholson Av RESERVOIR 3073	\$585,000	23/11/2024
3	3/15 Miranda Rd RESERVOIR 3073	\$595,000	02/11/2024

**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: 12/01/2025 14:06



**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**4/58 St Vigeons Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 25/11/2024

**Property Type:** Unit



**3/14 Nicholson Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$585,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** Unit



**3/15 Miranda Rd RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 02/11/2024

**Property Type:** Unit