Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/17 Newton 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 \$440,000 & \$470),000
---------------------------------	-------

Median sale price

Median price	\$644,500	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/01/2022	to	31/03/2022	Sc	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

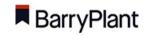
Add	dress of comparable property	Price	Date of sale
1	4/11 Dunolly Cr RESERVOIR 3073	\$472,500	02/04/2022
2	1/7 Drysdale St RESERVOIR 3073	\$455,000	20/04/2022
3	2/11 Chaleyer St RESERVOIR 3073	\$450,000	24/03/2022

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:	13/05/2022 10:52













Property Type: Unit **Agent Comments**

Indicative Selling Price \$440,000 - \$470,000 **Median Unit Price** March quarter 2022: \$644,500

Comparable Properties



4/11 Dunolly Cr RESERVOIR 3073 (REI)





Price: \$472,500 Method: Auction Sale Date: 02/04/2022 Property Type: Unit

Land Size: 133 sqm approx

Agent Comments



1/7 Drysdale St RESERVOIR 3073 (REI)

-







Price: \$455,000 Method: Private Sale Date: 20/04/2022 Property Type: Unit Land Size: 130 sqm approx





Price: \$450.000 Method: Sale Date: 24/03/2022

Property Type: Strata Unit - Conjoined

Agent Comments

Agent Comments

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



