

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

1/17 Smith Street Reservoir, 3073

Indicative selling price

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

Range between \$440,000.00 & \$460,000.00

Median sale price

Median price \$555,000.00 Property Type UNIT Suburb RESERVOIR

Period - From 01-Apr-2019 to 14-Feb-2020 Source REIV

Comparable property sales

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	4/35-37 Ashley St RESERVOIR 3073	\$440,000.00	14-Dec-2019
2	2/13 Gellibrand Crescent Reservoir VIC 3073	\$465,000.00	14-Aug-2019
3	3/17 Smith Street Reservoir VIC 3073	\$430,000.00	28-Oct-2019

This statement of information was prepared on 09-Mar-2021 at 10:56:25 PM EST