Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/24-26 Don Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	n \$520,000		&		\$550,000)		
Median sale p	rice							
Median price	\$550,250	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/07/2020	to	30/09/2020		So	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.

Add	dress of comparable property	Price	Date of sale
1	2/78 Purinuan Rd RESERVOIR 3073	\$630,000	07/11/2020
2	2/62 Rathcown Rd RESERVOIR 3073	\$590,000	17/07/2020
3	2/6 Locher Av RESERVOIR 3073	\$580,000	27/10/2020

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:

11/11/2020 13:14



2/24-26 Don Street, Reservoir Vic 3073







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$520,000 - \$550,000 Median Unit Price September quarter 2020: \$550,250

Comparable Properties

2/78 Purinuan Rd RESERVOIR 3073 (REI) 2	Agent Comments		
Price: \$630,000 Method: Auction Sale Date: 07/11/2020 Property Type: Townhouse (Res)	_		
2/62 Rathcown Rd RESERVOIR 3073 (VG) 2	Agent Comments		
Price: \$590,000 Method: Sale Date: 17/07/2020 Property Type: Townhouse (Conjoined)			
2/6 Locher Av RESERVOIR 3073 (REI) 2 2 2 1	Agent Comments		
Price: \$580,000 Method: Sold Before Auction Date: 27/10/2020 Property Type: Townhouse (Res)			

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.