Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/224 Spring Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Trainge Between \$600,000 \$600,000	Range between	\$500,000	&	\$510,000
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Median sale price

Median price	\$612,500	Pro	perty Type Un	it		Suburb	Reservoir
Period - From	01/10/2020	to	31/12/2020	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.

Address of comparable property

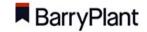
Add	dress of comparable property	Price	Date of sale
1	3/59 Whitelaw St RESERVOIR 3073	\$530,000	31/10/2020
2	2/33 Clements Gr RESERVOIR 3073	\$515,000	22/11/2020
3	2/22 Epstein St RESERVOIR 3073	\$505,000	26/10/2020

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:	18/02/2021 14:06





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Indicative Selling Price \$500,000 - \$510,000 Median Unit Price December quarter 2020: \$612,500



Property Type: Agent Comments

Comparable Properties

3/59 Whitelaw St RESERVOIR 3073 (REI/VG)

2 2 1 6

Price: \$530,000 Method: Auction Sale Date: 31/10/2020

Property Type: Townhouse (Res)

Agent Comments



2/33 Clements Gr RESERVOIR 3073 (REI/VG)

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Price: \$515,000 Method: Private Sale Date: 22/11/2020

Property Type: Townhouse (Res)

Agent Comments



2/22 Epstein St RESERVOIR 3073 (REI/VG)

1 2 **1** 2 **1** 2

Price: \$505,000 Method: Private Sale Date: 26/10/2020 Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

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



