

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

1/46 Pickett Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$632,000

Property Type Unit

Suburb Reservoir

Period - From 01/04/2022

to

30/06/2022

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	4/25 Pickett St RESERVOIR 3073	\$666,500	05/03/2022
2	2/178 Purinuan Rd RESERVOIR 3073	\$620,000	28/05/2022
3	3/11 Smith St RESERVOIR 3073	\$582,000	23/07/2022

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:

18/08/2022 14:40



 2  1  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
June quarter 2022: \$632,000

Comparable Properties



4/25 Pickett St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$666,500
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit



2/178 Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Unit
Land Size: 145.61 sqm approx



3/11 Smith St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$582,000
Method: Auction Sale
Date: 23/07/2022
Property Type: Unit

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