## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	2/1 Titus Court, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

\$505,000
(

#### Median sale price

Median price	\$613,500	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/01/2023	to	31/03/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	3/51 Lane Cr RESERVOIR 3073	\$500,000	18/02/2023
2	4/76 Crookston Rd RESERVOIR 3073	\$490,000	13/05/2023
3			

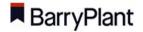
#### OR

**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:	18/05/2023 14:54



Date of sale







**Indicative Selling Price** \$505,000 **Median Unit Price** March quarter 2023: \$613,500

# Comparable Properties



3/51 Lane Cr RESERVOIR 3073 (REI/VG)



Price: \$500,000 Method: Auction Sale Date: 18/02/2023 Property Type: Unit

**Agent Comments** 

4/76 Crookston Rd RESERVOIR 3073 (REI)

**-**2





Method: Auction Sale Date: 13/05/2023 Property Type: Unit

Price: \$490,000

Agent Comments

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.

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



