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

1/187 Edwardes Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$900,000		&		\$950,000				
Median sale price									
Median price	\$910,000	Pro	operty Type	Hous	se		Suburb	Reservoir	
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	88 Edwardes St RESERVOIR 3073	\$840,000	22/03/2025
2	195 Edwardes St RESERVOIR 3073	\$1,200,000	19/03/2025
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:

23/04/2025 15:11









Property Type: Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$900,000 - \$950,000 **Median House Price** March quarter 2025: \$910,000

Comparable Properties

88 Edwardes St RESERVOIR 3073 (REI) Image: 1 Image: 1 Price: \$840,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 457 sqm approx	Agent Comments
195 Edwardes St RESERVOIR 3073 (REI) 3 2 3 3 Price: \$1,200,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: House (Res) Land Size: 611 sqm approx	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. These are the two most comparable sales within close proximity to this home based on size and land component.

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