## 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**<sup>\*</sup> 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.

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



The State of Victoria owns the copyright in the property sales data and propertydata will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that

Victoria.

reproduction of that data in any way without the consent of the State of Victoria 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 the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information selling agent in these transactions. is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

The information contained herein is to be used as a guide only. Although