#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered t	for sale
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Address	1/20 Duffy Street, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$642,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/01/2025	to	31/03/2025		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

1	2/28 Pickett St RESERVOIR 3073	\$800,000	04/04/2025
2	3/23 Lake St RESERVOIR 3073	\$881,000	03/04/2025
3	2/47 Mason St RESERVOIR 3073	\$870,000	01/04/2025

#### 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:	16/04/2025 11:59



Date of sale





Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** March quarter 2025: \$642,000

## Comparable Properties



2/28 Pickett St RESERVOIR 3073 (REI)

Price: \$800,000

Method: Sold Before Auction

Date: 04/04/2025

Property Type: Townhouse (Res)

**Agent Comments** 



3/23 Lake St RESERVOIR 3073 (REI)



**Agent Comments** 

Price: \$881,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: Townhouse (Res)

2/47 Mason St RESERVOIR 3073 (REI)

**Agent Comments** 

Price: \$870,000

Method: Sold Before Auction

Date: 01/04/2025

Property Type: Townhouse (Res)

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





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