Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$750,000	&	\$790,000
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Median sale price

Median price	\$685,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	5/83-85 Edwardes St RESERVOIR 3073	\$770,000	18/10/2025
2	104a Purinuan Rd RESERVOIR 3073	\$820,000	02/10/2025
3	1/6 Lambassa Gr RESERVOIR 3073	\$815,000	16/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of information was prepared on: 20/10/2025 12:44	This Statement of Information was prepared on:	20/10/2025 12:44
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Agent Comments

Indicative Selling Price \$750,000 - \$790,000 Median Unit Price September quarter 2025: \$685,000

Comparable Properties

5/83-85 Edwardes St RESERVOIR 3073 (REI)

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Agent Comments

Price: \$770,000 **Method:** Auction Sale **Date:** 18/10/2025

Property Type: Townhouse (Res) **Land Size:** 134 sqm approx



104a Purinuan Rd RESERVOIR 3073 (REI)

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Agent Comments

Agent Comments

Price: \$820,000 Method: Private Sale Date: 02/10/2025

Property Type: Townhouse (Single)



1/6 Lambassa Gr RESERVOIR 3073 (REI/VG)

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Price: \$815,000

Method: Sold Before Auction

Date: 16/09/2025

Property Type: Townhouse (Single) **Land Size:** 203 sqm approx

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





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