#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

2/27 Whitelaw Street, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$600,000

#### Median sale price

Median price \$642,000	Pro	operty Type Ur	it	5	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	1/29 Chaleyer St RESERVOIR 3073	\$650,000	05/04/2025
2	2/27 Clements Gr RESERVOIR 3073	\$611,250	17/02/2025
3	3/21 Purinuan Rd RESERVOIR 3073	\$600,000	15/02/2025

#### 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:	12/05/2025 10:06



Date of sale







Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$600,000 **Median Unit Price** March quarter 2025: \$642,000

## Comparable Properties



1/29 Chaleyer St RESERVOIR 3073 (REI)

2



Price: \$650,000 Method: Auction Sale Date: 05/04/2025 **Property Type:** Unit

Land Size: 273 sqm approx

**Agent Comments** 



2/27 Clements Gr RESERVOIR 3073 (REI/VG)

2





**Agent Comments** 

Price: \$611,250 Method: Private Sale Date: 17/02/2025 Property Type: Unit



3/21 Purinuan Rd RESERVOIR 3073 (REI/VG)





**Agent Comments** 

Price: \$600,000 Method: Auction Sale Date: 15/02/2025 Property Type: Unit

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