

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

2/28 Pickett Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$680,000 Property Type Townhouse Suburb Reservoir

Period - From 05/03/2024 to 04/03/2025 Source Property Data

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	Date of sale
1	1/26 Thackeray Rd RESERVOIR 3073	\$770,000	14/01/2025
2	1/59 Pickett St RESERVOIR 3073	\$740,000	12/12/2024
3	1/65 Hickford St RESERVOIR 3073	\$757,000	07/12/2024

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:

05/03/2025 12:28



 3  3  2

Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Townhouse Price
05/03/2024 - 04/03/2025: \$680,000

Comparable Properties



1/26 Thackeray Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  3

Price: \$770,000
Method: Private Sale
Date: 14/01/2025
Property Type: Townhouse (Single)



1/59 Pickett St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  1

Price: \$740,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Res)



1/65 Hickford St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$757,000
Method: Auction Sale
Date: 07/12/2024
Rooms: 6
Property Type: House (Res)
Land Size: 245 sqm approx

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