## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 3/10 Pratt Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$590,000		&		\$610,000			
Median sale price								
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	24/06/2024	to	23/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/30 Dundee St RESERVOIR 3073	\$599,999	11/06/2025
2	1/4 Chenies St RESERVOIR 3073	\$605,000	23/05/2025
3	4/17 Dundee St RESERVOIR 3073	\$588,000	10/04/2025

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:

24/06/2025 15:23









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$590,000 - \$610,000 Median Unit Price 24/06/2024 - 23/06/2025: \$630,000

# **Comparable Properties**

3/30 Dundee St RESERVOIR 3073 (REI) 2 1 2 2 Price: \$599,999 Method: Sold Before Auction Date: 11/06/2025 Property Type: Unit Land Size: 198 sqm approx	Agent Comments
1/4 Chenies St RESERVOIR 3073 (REI/VG)   1   2 1   Price: \$605,000   Method: Sold Before Auction   Date: 23/05/2025   Property Type: Unit   Land Size: 304 sqm approx	Agent Comments
4/17 Dundee St RESERVOIR 3073 (REI/VG) 2 1 1 1 Price: \$588,000 Method: Sold Before Auction Date: 10/04/2025 Property Type: Unit Land Size: 204 sqm approx	Agent Comments

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



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