

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

3/46 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$642,000

Property 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	Date of sale
1	1a Lindsay St RESERVOIR 3073	\$811,500	31/05/2025
2	2/71 Mcfadzean Av RESERVOIR 3073	\$737,000	24/05/2025
3	2/34 Northernhay St RESERVOIR 3073	\$785,000	10/05/2025

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:

01/07/2025 22:59

3/46 Barton Street, Reservoir Vic 3073

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

0432 615 416

dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

March quarter 2025: \$642,000



3 1 2

Rooms: 5

Property Type: Unit

Land Size: 233 sqm approx

Agent Comments

Comparable Properties

1a Lindsay St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$811,500

Method:

Date: 31/05/2025

Property Type: Unit

2/71 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$737,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Unit

2/34 Northernhay St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$785,000

Method: Sold Before Auction

Date: 10/05/2025

Property Type: Unit



Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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