Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

ermay Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$520,000	&	\$550,000
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Median sale price

Median price	\$645,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024		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	4/96 Darebin Blvd RESERVOIR 3073	\$555,000	23/12/2024
2	2/24 Banff St RESERVOIR 3073	\$550,000	06/12/2024
3	2/8 Darebin Blvd RESERVOIR 3073	\$519,900	18/09/2024

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:	13/03/2025 16:46













Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$520,000 - \$550,000 **Median Unit Price** December quarter 2024: \$645,000

Comparable Properties



4/96 Darebin Blvd RESERVOIR 3073 (REI/VG)



Agent Comments

Price: \$555,000 Method: Private Sale Date: 23/12/2024 Property Type: Unit



2/24 Banff St RESERVOIR 3073 (REI/VG)

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Agent Comments

Price: \$550,000 Method: Private Sale Date: 06/12/2024 Property Type: Unit

Land Size: 133 sqm approx



2/8 Darebin Blvd RESERVOIR 3073 (REI/VG)

Price: \$519,900



Agent Comments

Method: Private Sale Date: 18/09/2024 Property Type: Unit

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





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