

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

1/1 Station Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$613,750 Property Type Unit Suburb Reservoir

Period - From 01/07/2023 to 30/09/2023 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	1/29 Kelsby St RESERVOIR 3073	\$555,000	28/10/2023
2	11/36 Benambra St PRESTON 3072	\$542,000	28/10/2023
3	5/427-435 Gilbert Rd PRESTON 3072	\$530,000	14/10/2023

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:

23/11/2023 13:07



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

September quarter 2023: \$613,750

Comparable Properties



1/29 Kelsby St RESERVOIR 3073 (REI)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 121 sqm approx



11/36 Benambra St PRESTON 3072 (REI)

Agent Comments



Price: \$542,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit



5/427-435 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$530,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 112 sqm approx

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