

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

1/10 Ramleh Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$613,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	11/74 Tyler St RESERVOIR 3073	\$996,800	27/11/2023
2	36 Henty St RESERVOIR 3073	\$957,000	07/10/2023
3	74c Hickford St RESERVOIR 3073	\$962,500	24/02/2024

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:

14/03/2024 15:28



Property Type:

Agent Comments

Comparable Properties



11/74 Tyler St RESERVOIR 3073 (REI)

Agent Comments



Price: \$996,800

Method:

Date: 27/11/2023

Property Type: Unit



36 Henty St RESERVOIR 3073 (REI)

Agent Comments



Price: \$957,000

Method:

Date: 07/10/2023

Property Type: Unit



74c Hickford St RESERVOIR 3073 (REI)

Agent Comments



Price: \$962,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)