

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

1/134 Purinuan Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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 | Price | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 3/77 Rathcown Rd RESERVOIR 3073 | \$630,000 | 24/06/2024 |
| 2 | 3/51 Cheddar Rd RESERVOIR 3073 | \$622,500 | 16/03/2024 |
| 3 | 1/105 Cheddar Rd RESERVOIR 3073 | \$600,000 | 14/06/2024 |

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: 03/07/2024 09:38



Property Type: Townhouse
(Single)

Land Size: 209 sqm approx

Agent Comments

Comparable Properties



3/77 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 24/06/2024

Property Type: Townhouse (Single)

Land Size: 134 sqm approx



3/51 Cheddar Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$622,500

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



1/105 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 14/06/2024

Property Type: Townhouse (Single)

Land Size: 264 sqm approx