

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

1/16 Best Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$620,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	2h Best St RESERVOIR 3073	\$705,000	01/07/2023
2	1/16 Bernard St RESERVOIR 3073	\$705,000	18/03/2023
3	3/2 Gilbank St RESERVOIR 3073	\$700,000	01/04/2023

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:

13/09/2023 11:29



 2
  2
  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

June quarter 2023: \$620,500

Comparable Properties

2h Best St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$705,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 115 sqm approx



1/16 Bernard St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$705,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

3/2 Gilbank St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$700,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)

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