

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

1/91 Barton 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 \$613,000 Property Type Unit Suburb Reservoir

Period - From 27/11/2022 to 26/11/2023 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	5/10-12 George St RESERVOIR 3073	\$537,000	02/09/2023
3	7/10-12 Ralph St RESERVOIR 3073	\$533,000	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:

27/11/2023 13:58



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Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
27/11/2022 - 26/11/2023: \$613,000

Comparable Properties



1/29 Kelsby St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$555,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit
Land Size: 121 sqm approx



5/10-12 George St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$537,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit

7/10-12 Ralph St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$533,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Apartment

Account - Love & Co