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 betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$613,000	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	27/11/2022	to	26/11/2023		So	urce	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.

Ade	dress 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







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)



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

Agent Comments

Agent Comments



Price: \$537,000 **Method:** Auction Sale **Date:** 02/09/2023

Property Type: Unit

2

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

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

1



Agent Comments

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

Account - Love & Co



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