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

11/74 King William Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$310,000		&		\$330,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	08/02/2023	to	07/02/2024		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.

Add	dress of comparable property	Price	Date of sale
1	9/853 High St RESERVOIR 3073	\$340,000	29/08/2023
2	4/209c Wood St PRESTON 3072	\$300,000	06/11/2023
3	2/259 Gower St PRESTON 3072	\$285,000	11/12/2023

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:

08/02/2024 10:04



LOVE & CO





Rooms: 7 Property Type: Unit Agent Comments Zese Theocharis 03 9471 0233 0431 336 657 zese.t@lovere.com.au

Indicative Selling Price \$310,000 - \$330,000 Median Unit Price 08/02/2023 - 07/02/2024: \$560,000

Comparable Properties



9/853 High St RESERVOIR 3073 (REI)



Price: \$340,000 Method: Sold Before Auction Date: 29/08/2023 Property Type: Unit Agent Comments

4/209c Wood St PRESTON 3072 (REI)

Agent Comments



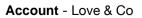
Price: \$300,000 Method: Private Sale Date: 06/11/2023 Property Type: Apartment



2/259 Gower St PRESTON 3072 (REI)



Price: \$285,000 Method: Private Sale Date: 11/12/2023 Property Type: Apartment Agent Comments





propertydata

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