

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 consumer.vic.gov.au/underquoting

Range between

\$310,000

 &

\$330,000

Median sale price

Median price

\$560,000

 Property Type

Unit

 Suburb

Reservoir

Period - From

08/02/2023

 to

07/02/2024

 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	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

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Rooms: 7
Property Type: Unit
Agent Comments

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)

Agent Comments



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

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)

Agent Comments



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

Account - Love & Co