

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

2/24 Kingsley Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$613,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	1/35 Kelsby St RESERVOIR 3073	\$670,000	06/10/2023
2	5/16-18 Harbury St RESERVOIR 3073	\$650,000	08/12/2023
3	2/23 Compton St RESERVOIR 3073	\$640,000	06/12/2023

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:

02/04/2024 13:53



 2  1  5

Rooms: 5
Property Type: Unit
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median Unit Price
December quarter 2023: \$613,000

Comparable Properties



1/35 Kelsby St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$670,000
Method: Private Sale
Date: 06/10/2023
Property Type: Unit
Land Size: 150 sqm approx



5/16-18 Harbury St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$650,000
Method: Private Sale
Date: 08/12/2023
Property Type: Unit
Land Size: 203 sqm approx



2/23 Compton St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Unit

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