## 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

2/39 Hickford Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ח \$370,000		&		\$400,000					
Median sale price										
Median price	\$613,750	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/3 Lowell Av KINGSBURY 3083	\$430,000	16/08/2023
2	1/963 High St RESERVOIR 3073	\$420,000	23/09/2023
3	1/63 Pickett St RESERVOIR 3073	\$403,000	02/10/2023

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 15:44









**Property Type:** Agent Comments Indicative Selling Price \$370,000 - \$400,000 Median Unit Price September quarter 2023: \$613,750

# **Comparable Properties**

2/3 Lowell Av KINGSBURY 3083 (REI) 2 1 1 1 Price: \$430,000 Method: Private Sale Date: 16/08/2023 Property Type: Unit	Agent Comments
1/963 High St RESERVOIR 3073 (REI) 2 1 2 2 Price: \$420,000 Method: Auction Sale Date: 23/09/2023 Rooms: 4 Property Type: Unit	Agent Comments
1/63 Pickett St RESERVOIR 3073 (REI) 2 1 1 1 1 Price: \$403,000 Method: Private Sale Date: 02/10/2023 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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