## 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 Kirby Street, Reservoir Vic 3073

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot/ | ting |        |           |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|-----------|
| Range betweer   | \$420,000         |      | &            |       | \$440,000  |      |        |           |
| Median sale p   | rice              |      |              |       |            |      |        |           |
| Median price    | \$640,000         | Pro  | operty Type  | Unit  |            |      | Suburb | Reservoir |
| Period - From   | 01/01/2024        | to   | 31/03/2024   |       | 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 sixmonths 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   | 5/6 Storey Rd RESERVOIR 3073 | \$405,000 | 21/11/2023   |
| 2   |                              |           |              |
| 3   |                              |           |              |

#### OR

**B**<sup>\*</sup> 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:

15/04/2024 13:44









**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$420,000 - \$440,000 Median Unit Price March quarter 2024: \$640,000

# **Comparable Properties**

5/6 Storey Rd RESERVOIR 3073 (VG)



Price: \$405,000 Method: Sale Date: 21/11/2023 Property Type: Strata Unit - Conjoined Agent Comments

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.

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





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