## 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

2/8 Barry Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$650,000		&		\$715,000			
Median sale pr	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 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	2/99 Crookston Rd RESERVOIR 3073	\$735,000	02/03/2024
2	3/80 Strathmerton St RESERVOIR 3073	\$720,000	16/03/2024
3	55a Marchant Av RESERVOIR 3073	\$705,000	29/04/2024

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:

28/05/2024 09:31



2/8 Barry Street, Reservoir Vic 3073







Rooms: 5 Property Type: Townhouse (Res) Land Size: 149m2. sqm approx

Agent Comments Street Front townhouse with two living areas and garage.

Mitchell Boys 9387 5888 0412 800 200 mitchellboys@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$715,000 Median Unit Price March quarter 2024: \$640,000

# **Comparable Properties**



2/99 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$735,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)



3/80 Strathmerton St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$720,000 Method: Auction Sale Date: 16/03/2024 Property Type: Unit

55a Marchant Av RESERVOIR 3073 (REI)

errors, faults, defects or omissions in the information supplied.



Agent Comments



Price: \$705,000 Method: Private Sale Date: 29/04/2024 Property Type: Unit

#### Account - Jellis Craig | P: 03 9387 5888



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