

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$715,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	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



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 149m2. sqm approx

Agent Comments

Street Front townhouse with two living areas and garage.

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) Agent Comments



Price: \$705,000

Method: Private Sale

Date: 29/04/2024

Property Type: Unit