

# 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

2/9 Smith Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$670,000

### 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	4/65 Dundee St RESERVOIR 3073	\$683,000	17/02/2024
2	2/64 Hickford St RESERVOIR 3073	\$645,000	21/02/2024
3	3/51 Cheddar Rd RESERVOIR 3073	\$622,500	16/03/2024

**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:

29/04/2024 10:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$640,000 - \$670,000  
**Median Unit Price**  
March quarter 2024: \$640,000

## Comparable Properties



**4/65 Dundee St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$683,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 188 sqm approx



**2/64 Hickford St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$645,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2024  
**Property Type:** Townhouse (Res)



**3/51 Cheddar Rd RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$622,500  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Res)

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