

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

25 Barton Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	67 North Rd RESERVOIR 3073	\$1,070,000	05/03/2024
2	22 Gisborne Cr RESERVOIR 3073	\$1,030,000	20/11/2023
3	175 Broadway RESERVOIR 3073	\$1,020,000	02/03/2024

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:

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Rooms: 4
Property Type: House
Land Size: 624 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 December quarter 2023: \$922,000

Comparable Properties



67 North Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 05/03/2024
Property Type: House (Res)
Land Size: 717 sqm approx



22 Gisborne Cr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 600 sqm approx



175 Broadway RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 02/03/2024
Rooms: 5
Property Type: House (Res)
Land Size: 691 sqm approx

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