## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/123 Boldrewood Parade, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$490,000		&		\$520,000					
Median sale p	rice									
Median price	\$612,750	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	13/10/2022	to	12/10/2023		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	3/58 Northernhay St RESERVOIR 3073	\$520,000	06/06/2023
2	2/29 Pickett St RESERVOIR 3073	\$519,000	26/08/2023
3	3/24 Banff St RESERVOIR 3073	\$510,000	09/06/2023

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:

13/10/2023 13:58





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Property Type: Unit Agent Comments Indicative Selling Price \$490,000 - \$520,000 Median Unit Price 13/10/2022 - 12/10/2023: \$612,750

# **Comparable Properties**



3/58 Northernhay St RESERVOIR 3073 (REI/VG)



Price: \$520,000 Method: Private Sale Date: 06/06/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$519,000 Method: Private Sale Date: 26/08/2023 Property Type: Unit

**1** 2

3/24 Banff St RESERVOIR 3073 (REI/VG)

2/29 Pickett St RESERVOIR 3073 (REI)

**1** 1



Agent Comments



Price: \$510,000 Method: Sold Before Auction Date: 09/06/2023 Property Type: Unit

#### Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



propertydata

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