

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 3/123 Boldrewood Parade, Reservoir Vic 3073

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$612,750 Property Type Unit Suburb Reservoir

Period - From 13/10/2022 to 12/10/2023 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	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)

Agent Comments

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



2/29 Pickett St RESERVOIR 3073 (REI)

Agent Comments

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



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

Agent Comments

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