

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

3/17 Joffre Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$613,500 Property Type Unit Suburb Reservoir

Period - From 01/01/2023 to 31/03/2023 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	6/1-3 Bruce St PRESTON 3072	\$930,000	26/04/2023
2	10/33 Cramer St PRESTON 3072	\$901,000	08/04/2023
3	1/2 Croft Cr RESERVOIR 3073	\$835,000	24/06/2023

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:

06/07/2023 11:14



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median Unit Price
March quarter 2023: \$613,500

These are the 3 most comparable sales within the last 6 months of a 2km radius

Comparable Properties



6/1-3 Bruce St PRESTON 3072 (REI)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 26/04/2023
Property Type: Townhouse (Res)



10/33 Cramer St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$901,000
Method: Sold Before Auction
Date: 08/04/2023
Property Type: Townhouse (Res)



1/2 Croft Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Townhouse (Res)

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