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

3/46 Newton Street, Reservoir Vic 3073

Indicative selling price

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

Range between | $630,000 | & | $680,000

Median sale price

| Median price | $616,000 | Property Type | Unit | Suburb | Reservoir |

| Period - From | 01/01/2023 | 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.~~

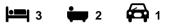|	Address of comparable property	Price	Date of sale
1	4/12 McComas St RESERVOIR 3073	$660,000	24/11/2023
2	1/2 Kyneton Av RESERVOIR 3073	$655,000	06/12/2023
3			

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.

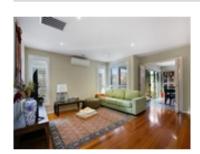This Statement of Information was prepared on: | 08/04/2024 16:36

consumer.vic.gov.au/

🛏 3   🛁 2   🚗 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median Unit Price
Year ending December 2023: $616,000

Comparable Properties

4/12 McComas St RESERVOIR 3073 (REI)

🛏 3   🛁 2   🚗 2

Price: $660,000
Method: Sold Before Auction
Date: 24/11/2023
Rooms: 5
Property Type: Unit
Land Size: 166.10 sqm approx

Agent Comments

1/2 Kyneton Av RESERVOIR 3073 (REI)

🛏 3   🛁 1   🚗 1

Price: $655,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Unit

Agent Comments

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.

Account - Love & Co