

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

3/59 Barry Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$675,000 Property Type Townhouse Suburb Reservoir

Period - From 26/10/2022 to 25/10/2023 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	2/39 Royal Pde RESERVOIR 3073	\$685,000	23/09/2023
2	3/25 OConnor St RESERVOIR 3073	\$660,000	27/05/2023
3	2/126 McMahon Rd RESERVOIR 3073	\$650,000	24/05/2023

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:

26/10/2023 14:39



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Townhouse Price
26/10/2022 - 25/10/2023: \$675,000

Comparable Properties



2/39 Royal Pde RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$685,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)



3/25 OConnor St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)



2/126 McMahon Rd RESERVOIR 3073 (VG)

Agent Comments

 2  -  -

Price: \$650,000
Method: Sale
Date: 24/05/2023
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 94605066 | F: 03 94605100