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

3/67 Barton Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/04/2023	to	31/03/2024		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	54a Barton St RESERVOIR 3073	\$590,000	17/02/2024
2	4/9 Daventry St RESERVOIR 3073	\$545,000	30/11/2023
3	7/17 Daventry St RESERVOIR 3073	\$545,000	29/11/2023

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:

16/04/2024 10:11









Property Type: unit Agent Comments

Anthony Lapadula 03 9070 5095 0401 655 005 anthonylapadula@jelliscraig.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending March 2024: \$620,000

Comparable Properties



54a Barton St RESERVOIR 3073 (REI)

4/9 Daventry St RESERVOIR 3073 (REI)

6 1



Price: \$590,000 Method: Auction Sale Date: 17/02/2024

Property Type: Unit

2

Agent Comments

Agent Comments



Price: \$545,000 Method: Sold Before Auction Date: 30/11/2023

Property Type: Unit

7/17 Daventry St RESERVOIR 3073 (REI)



Agent Comments



Price: \$545,000 Method: Private Sale Date: 29/11/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9070 5095



propertydata

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