

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

3/70 Yarra Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$613,750 Property Type Unit Suburb Reservoir

Period - From 01/07/2023 to 30/09/2023 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	1a Jean St RESERVOIR 3073	\$535,000	28/11/2023
2	3/24 Ashley St RESERVOIR 3073	\$518,000	16/09/2023
3	4/34 Barton St RESERVOIR 3073	\$485,000	08/09/2023

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:

29/11/2023 10:45

3/70 Yarra Avenue, Reservoir Vic 3073



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
September quarter 2023: \$613,750

Comparable Properties



1a Jean St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$535,000
Method: Private Sale
Date: 28/11/2023
Property Type: Unit



3/24 Ashley St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$518,000
Method: Private Sale
Date: 16/09/2023
Rooms: 4
Property Type: Unit



4/34 Barton St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$485,000
Method: Private Sale
Date: 08/09/2023
Property Type: Unit

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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