Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	35a Compton Street, Reservoir Vic 3073					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						

&

Median sale price

Range between \$690,000

Median price	\$613,750	Pro	perty Type Un	it		Suburb	Reservoir
Period - From	01/07/2023	to	30/09/2023	So	urce	REIV	

\$740,000

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	3/19 Barry St RESERVOIR 3073	\$769,000	08/07/2023
2	3/26 Tracey St RESERVOIR 3073	\$705,000	09/09/2023
3			

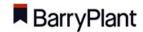
OR

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:	17/10/2023 11:26



Date of sale







Rooms: 5

Property Type: Unit **Agent Comments**

Indicative Selling Price \$690,000 - \$740,000 **Median Unit Price** September quarter 2023: \$613,750

Comparable Properties



3/19 Barry St RESERVOIR 3073 (REI/VG)





Price: \$769,000 Method: Auction Sale Date: 08/07/2023 Property Type: Unit

Agent Comments



3/26 Tracey St RESERVOIR 3073 (REI/VG)

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Price: \$705,000 Method: Auction Sale Date: 09/09/2023 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. These two sales are the two most accurate sales with similar characteristics.

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



