

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 4/35 Allenby Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Reservoir

Period - From 07/05/2023 to 06/05/2024 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	4/97-99 Whitelaw St RESERVOIR 3073	\$432,500	03/04/2024
2	2/115 Rathcown Rd RESERVOIR 3073	\$423,500	23/03/2024
3	5/22 Epstein St RESERVOIR 3073	\$400,000	07/03/2024

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: 07/05/2024 19:40

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Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
07/05/2023 - 06/05/2024: \$610,000



Property Type: Unit
Agent Comments

Comparable Properties



4/97-99 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments



Price: \$432,500
Method: Private Sale
Date: 03/04/2024
Property Type: Unit



2/115 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$423,500
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit



5/22 Epstein St RESERVOIR 3073 (REI)

Agent Comments



Price: \$400,000
Method: Sold Before Auction
Date: 07/03/2024
Property Type: Unit

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