

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 4/60 Purinuan Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$620,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	3/13 Shand Rd RESERVOIR 3073	\$429,000	22/05/2023
2	1/70 Marchant Av RESERVOIR 3073	\$405,000	09/08/2023
3	4/7 Curtain St KINGSBURY 3083	\$342,500	26/07/2023

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: 03/10/2023 11:27



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Property Type: Unit

Agent Comments

Indicative Selling Price
\$360,000 - \$395,000
Median Unit Price
June quarter 2023: \$620,500

Comparable Properties



3/13 Shand Rd RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$429,000

Method: Private Sale

Date: 22/05/2023

Property Type: Unit

1/70 Marchant Av RESERVOIR 3073 (REI)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 09/08/2023

Property Type: Unit



4/7 Curtain St KINGSBURY 3083 (VG)

Agent Comments

 1  -  -

Price: \$342,500

Method: Sale

Date: 26/07/2023

Property Type: Strata Unit/Flat

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