

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

4/9 Daventry Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$600,000

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 | 4/206 Spring St RESERVOIR 3073 | \$590,000 | 14/10/2023 |
| 2 | 6/77 Pine St RESERVOIR 3073 | \$586,000 | 05/06/2023 |
| 3 | 7/24 Ashley St RESERVOIR 3073 | \$560,000 | 26/08/2023 |

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:

20/10/2023 16:54



Property Type: Unit

Agent Comments

Comparable Properties



4/206 Spring St RESERVOIR 3073 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 14/10/2023

Rooms: 4

Property Type: Unit



6/77 Pine St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$586,000

Method: Auction Sale

Date: 05/06/2023

Property Type: Unit



7/24 Ashley St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Land Size: 157 sqm approx