

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

4-99 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$470,000 & \$510,000

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 | 4/18 Maclagan Cr RESERVOIR 3073 | \$508,000 | 22/07/2023 |
| 2 | 3/128 Rathcown Rd RESERVOIR 3073 | \$455,000 | 18/02/2023 |
| 3 | 2/1 Griffiths St RESERVOIR 3073 | \$442,000 | 10/06/2023 |

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:

26/07/2023 22:38



Property Type: Unit
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
June quarter 2023: \$620,500

Comparable Properties



4/18 Maclagan Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$508,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Unit



3/128 Rathcown Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 18/02/2023
Property Type: Strata Unit - Conjoined



2/1 Griffiths St RESERVOIR 3073 (VG)

Agent Comments



Price: \$442,000
Method: Sale
Date: 10/06/2023
Property Type: Strata Flat - Single OYO Flat