

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

7/49 Storey Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000 & \$695,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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 | 4/49 Storey Rd RESERVOIR 3073 | \$695,000 | 02/03/2024 |
| 2 | 3/588 Plenty Rd PRESTON 3072 | \$687,000 | 06/04/2024 |
| 3 | 4/83 Spring St RESERVOIR 3073 | \$670,000 | 20/02/2024 |

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:

30/05/2024 16:38

7/49 Storey Road, Reservoir Vic 3073



2 1 1

Rooms: 3
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$660,000 - \$695,000
Median Unit Price
March quarter 2024: \$640,000

Comparable Properties



4/49 Storey Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)



3/588 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$687,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)



4/83 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000
Method: Sold Before Auction
Date: 20/02/2024
Property Type: Townhouse (Res)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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