

# 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

70a Blake Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$730,000

### Median sale price

Median price \$616,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2023 to 31/12/2023 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	1/40 Seston St RESERVOIR 3073	\$750,000	31/08/2023
2	1/20 Erskine Av RESERVOIR 3073	\$745,000	17/11/2023
3	1/23 Dorrington Av RESERVOIR 3073	\$700,000	17/02/2024

**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:

23/02/2024 14:21

70a Blake Street, Reservoir Vic 3073



 3  1  3

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median Unit Price**  
Year ending December 2023: \$616,000

## Comparable Properties

1/40 Seston St RESERVOIR 3073 (VG)

**Agent Comments**

 3  -  -

**Price:** \$750,000  
**Method:** Sale  
**Date:** 31/08/2023  
**Property Type:** Strata Unit/Flat



1/20 Erskine Av RESERVOIR 3073 (REI/VG)

**Agent Comments**

 3  1  2

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** Unit



1/23 Dorrington Av RESERVOIR 3073 (REI)

**Agent Comments**

 3  1  1

**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 17/02/2024  
**Property Type:** Unit

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



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