

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

8/7 BARRY STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

2/10 BARRY STREET RESERVOIR VIC 3073	\$592,500	21-Oct-23
54C BARTON STREET RESERVOIR VIC 3073	\$605,000	26-Aug-23
3/71 BARRY STREET RESERVOIR VIC 3073	\$610,000	11-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 22 November 2023



**2/10 BARRY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

^{RS} **\$592,500**

Sold Date

21-Oct-23

Distance

0.11km



**54C BARTON STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$605,000

Sold Date

26-Aug-23

Distance

0.53km



**3/71 BARRY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

^{RS} **\$610,000**

Sold Date

11-Nov-23

Distance

0.57km



**2/29 KELSBY STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$630,000

Sold Date

22-Jul-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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