

# 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 3/10-12 George 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 \$540,000 & \$580,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	3/1-3 Mcfadzean Av RESERVOIR 3073	\$538,500	14/12/2024
2	1/28 Sharpe St RESERVOIR 3073	\$540,000	12/10/2024
3	2/29-31 Ashley St RESERVOIR 3073	\$560,000	12/10/2024

**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: 24/03/2025 09:55



**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$580,000  
**Median Unit Price**  
December quarter 2024: \$645,000

## Comparable Properties



**3/1-3 Mcfadzean Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$538,500  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 141 sqm approx



**1/28 Sharpe St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** Unit

**2/29-31 Ashley St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** Unit

**Account - Love & Co**



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