

# 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

3/8 Mason 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 \$660,000 & \$720,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2024 to 30/06/2024 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	2/20 Erskine Av RESERVOIR 3073	\$721,000	22/06/2024
2	3/62 Thackeray Rd RESERVOIR 3073	\$675,000	17/06/2024
3	111c Spring St RESERVOIR 3073	\$700,000	18/03/2024

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:

02/09/2024 14:50



3   1   1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

June quarter 2024: \$630,000

## Comparable Properties



2/20 Erskine Av RESERVOIR 3073 (REI)

Agent Comments

3   1   2

Price: \$721,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit

Land Size: 261 sqm approx

3/62 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments

3   1   -

Price: \$675,000

Method: Private Sale

Date: 17/06/2024

Property Type: Unit



111c Spring St RESERVOIR 3073 (REI)

Agent Comments

3   2   1

Price: \$700,000

Method: Private Sale

Date: 18/03/2024

Property Type: Unit

Account - Love & Co