

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

2/20 Halsey Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$567,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2019 to 31/03/2020 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	4/31 Rosenthal Cr RESERVOIR 3073	\$721,000	14/03/2020
2	1/4 Elliot St RESERVOIR 3073	\$700,000	23/05/2020
3	7/161 Wilson Blvd RESERVOIR 3073	\$635,000	17/04/2020

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:

14/07/2020 12:23



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
Year ending March 2020: \$567,500

Comparable Properties



4/31 Rosenthal Cr RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$721,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Unit

1/4 Elliot St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$700,000
Method: Private Sale
Date: 23/05/2020
Rooms: 5
Property Type: Townhouse (Res)



7/161 Wilson Blvd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$635,000
Method: Private Sale
Date: 17/04/2020
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 145 sqm approx