

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

5/66 Pine Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$632,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2024 to 31/03/2025 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	5/36 Willoughby St RESERVOIR 3073	\$490,000	27/03/2025
2	9/30 Ashley St RESERVOIR 3073	\$476,000	25/02/2025
3	2/27 Grimwade St RESERVOIR 3073	\$460,000	04/02/2025

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:

27/05/2025 11:46



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending March 2025: \$632,000

Comparable Properties

5/36 Willoughby St RESERVOIR 3073 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 27/03/2025

Property Type: Unit



9/30 Ashley St RESERVOIR 3073 (REI)

Agent Comments



Price: \$476,000

Method: Private Sale

Date: 25/02/2025

Property Type: Unit



2/27 Grimwade St RESERVOIR 3073 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 04/02/2025

Property Type: Villa

Account - Love & Co



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