

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

3/53 Queen Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$535,000 & \$585,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2021 to 30/06/2021 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	4/9-11 Wild St RESERVOIR 3073	\$577,500	10/07/2021
2	6/5 Ashley St RESERVOIR 3073	\$561,000	03/04/2021
3	4/132a Wood St PRESTON 3072	\$560,000	20/05/2021

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:

29/09/2021 10:17



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$535,000 - \$585,000

Median Unit Price

June quarter 2021: \$650,000

Comparable Properties



4/9-11 Wild St RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$577,500

Method: Auction Sale

Date: 10/07/2021

Property Type: Unit



6/5 Ashley St RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$561,000

Method: Auction Sale

Date: 03/04/2021

Property Type: Unit



4/132a Wood St PRESTON 3072 (REI)

Agent Comments

2
 1
 1

Price: \$560,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment

Account - Love & Co