

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

2/10-12 Ralph Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$579,250 Property Type Unit Suburb Reservoir

Period - From 01/01/2020 to 31/12/2020 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.

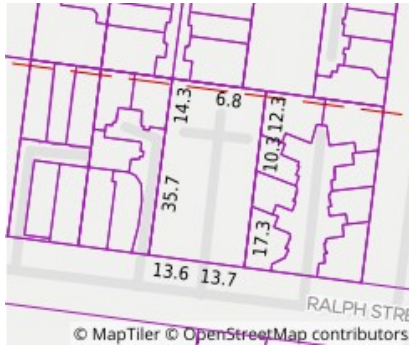
	Address of comparable property	Price	Date of sale
1	8/99 Barton St, Reservoir, Vic 3073, Australia	\$395,000	31/03/2021
2	7/1 Griffiths St, Reservoir, Vic 3073, Australia	\$420,000	29/03/2021
3	5/15-17 Byfield St RESERVOIR 3073	\$422,500	09/04/2021

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:

13/04/2021 16:24



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending December 2020: \$579,250

Comparable Properties

8/99 Barton St, Reservoir, Vic 3073, Australia (REI)

Agent Comments



Price: \$395,000

Method:

Date: 31/03/2021

Property Type: Apartment

7/1 Griffiths St, Reservoir, Vic 3073, Australia (REI)

Agent Comments



Price: \$420,000

Method:

Date: 29/03/2021

Property Type: Apartment



5/15-17 Byfield St RESERVOIR 3073 (REI)

Agent Comments



Price: \$422,500

Method: Private Sale

Date: 09/04/2021

Property Type: Unit