

# 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 5/10-12 Ralph 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 \$380,000 & \$418,000

### Median sale price

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

Period - From 01/01/2021 to 31/03/2021 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 | 2/10-12 Ralph St RESERVOIR 3073   | \$445,000 | 01/05/2021   |
| 2 | 5/15-17 Byfield St RESERVOIR 3073 | \$422,500 | 06/04/2021   |
| 3 | 5/212 Spring St RESERVOIR 3073    | \$430,000 | 06/03/2021   |

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: 26/05/2021 09:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$380,000 - \$418,000  
**Median Unit Price**  
March quarter 2021: \$630,000

## Comparable Properties

2/10-12 Ralph St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$445,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** Unit



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

Agent Comments



**Price:** \$422,500  
**Method:** Private Sale  
**Date:** 06/04/2021  
**Rooms:** 5  
**Property Type:** Unit



5/212 Spring St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$430,000  
**Method:** Auction Sale  
**Date:** 06/03/2021  
**Property Type:** Unit