

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

1/28 Nisbett Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2022

to

30/06/2023

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	1/5 Faye St RESERVOIR 3073	\$585,000	22/04/2023
2	1/5 Dorrington Av RESERVOIR 3073	\$560,000	17/04/2023
3	19a McMahon Rd RESERVOIR 3073	\$510,000	29/04/2023

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:

04/10/2023 11:28



 3  1  1

Property Type: unit

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2023: \$610,000

Comparable Properties



1/5 Faye St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$585,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit

Land Size: 277 sqm approx



1/5 Dorrington Av RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 17/04/2023

Property Type: House

Land Size: 300 sqm approx



19a McMahon Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 147 sqm approx

Account - Love & Co