

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

38b Gellibrand Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000 & \$730,000

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	3/10 Allenby Av RESERVOIR 3073	\$750,000	29/06/2021
2	4/47 Barton St RESERVOIR 3073	\$717,000	08/05/2021
3	5/90 Pine St RESERVOIR 3073	\$676,000	03/05/2021

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:

04/10/2021 11:43



3 1 1

Property Type:

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

June quarter 2021: \$650,000

Comparable Properties



3/10 Allenby Av RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 29/06/2021

Property Type: Unit



4/47 Barton St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$717,000

Method: Auction Sale

Date: 08/05/2021

Rooms: 6

Property Type: Unit



5/90 Pine St RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$676,000

Method: Private Sale

Date: 03/05/2021

Property Type: Unit

Account - Love & Co