

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

1-5/1 Best Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price*

Median price Property Type Suburb Reservoir

Period - From to Source

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	9 Mccracken Av NORTHCOTE 3070	\$4,500,000	23/08/2021
2	19 Latham St IVANHOE 3079	\$3,050,000	20/08/2021
3	1-5/25-27 Bendigo St COLLINGWOOD 3066	\$2,700,000	24/07/2021

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 08:38

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Block Of Units

Land Size: 987 sqm approx

Agent Comments

Comparable Properties



9 Mccracken Av NORTHCOTE 3070 (REI)

Agent Comments



Price: \$4,500,000

Method: Auction Sale

Date: 23/08/2021

Property Type: Block of Flats



19 Latham St IVANHOE 3079 (REI)

Agent Comments



Price: \$3,050,000

Method: Private Sale

Date: 20/08/2021

Property Type: Block of Units

Land Size: 1068 sqm approx



1-5/25-27 Bendigo St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$2,700,000

Method: Private Sale

Date: 24/07/2021

Property Type: Block of Units

Land Size: 378 sqm approx