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	6/14 Barry Street Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$606,750	Property type	Unit	Suburb	Reservoir
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

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 6 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
2/4 Suffolk Street Reservoir VIC 3073	$680,000	26-Jun-21
1/40 Elsey Road Reservoir VIC 3073	$650,000	18-May-21
2/62 Thackeray Road Reservoir VIC 3073	$652,500	25-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 22 November 2021

Josie Galati
P 9471 1100
M 0431621614
E jogalati@hockingstuart.com.au



2/4 Suffolk Street Reservoir VIC 3073

2 1 1

Sold Price **$680,000** Sold Date **26-Jun-21**

Distance **0.37km**



1/40 Elsey Road Reservoir VIC 3073

2 1 1

Sold Price **$650,000** Sold Date **18-May-21**

Distance **0.61km**



2/62 Thackeray Road Reservoir VIC 3073

2 1 1

Sold Price RS **$652,500** Sold Date **25-Oct-21**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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