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	2/8 Darebin Boulevard, Reservoir Vic 3073

Indicative selling price

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

Single price: $519,900

Median sale price

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

Period - From: 01/04/2024 to: 30/06/2024 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	4/4 Pratt St RESERVOIR 3073	$530,000	08/08/2024
2	9/2a Crookston Rd RESERVOIR 3073	$520,000	27/07/2024
3	8/54-56 St Vigeons Rd RESERVOIR 3073	$522,500	11/07/2024

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: 09/09/2024 09:30

2/8 Darebin Boulevard, Reservoir Vic 3073

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$519,900
Median Unit Price
June quarter 2024: $630,000

Comparable Properties



4/4 Pratt St RESERVOIR 3073 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 08/08/2024
Property Type: Unit

Agent Comments



9/2a Crookston Rd RESERVOIR 3073 (REI)

2 1 1

Price: $520,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Unit
Land Size: 142 sqm approx

Agent Comments



8/54-56 St Vigeons Rd RESERVOIR 3073 (REI)

2 1 1

Price: $522,500
Method: Private Sale
Date: 11/07/2024
Property Type: Unit

Agent Comments

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