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	25 Darebin Boulevard, Reservoir Vic 3073

Indicative selling price

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

Range between $960,000 & $1,055,000

Median sale price

Median price $925,000 Property Type House 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	65 Darebin Blvd RESERVOIR 3073	$1,073,000	31/08/2024
2	25 Barton St RESERVOIR 3073	$975,000	14/08/2024
3	82 Rathcown Rd RESERVOIR 3073	$1,001,500	03/08/2024

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 15:23

CONSUMER AFFAIRS VICTORIA

25 Darebin Boulevard, Reservoir Vic 3073

BARRYPLANT



3 2 3

Rooms: 6
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,055,000
Median House Price
June quarter 2024: $925,000

Comparable Properties



65 Darebin Blvd RESERVOIR 3073 (REI)

3 1 3

Price: $1,073,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



25 Barton St RESERVOIR 3073 (REI)

3 1 2

Price: $975,000
Method: Private Sale
Date: 14/08/2024
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



82 Rathcown Rd RESERVOIR 3073 (REI)

3 1 -

Price: $1,001,500
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE | propertydata com.au

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