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	4/1 Griffiths Street, Reservoir Vic 3073

Indicative selling price

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

Range between $590,000 & $640,000

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	5/64-66 Orrong Av RESERVOIR 3073	$635,000	16/07/2024
2	4/16 View St RESERVOIR 3073	$651,000	21/06/2024
3	2/8 Oconnor St RESERVOIR 3073	$615,000	27/04/2024

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: 17/09/2024 10:42

4/1 Griffiths Street, Reservoir Vic 3073

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2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
June quarter 2024: $630,000

Comparable Properties



5/64-66 Orrong Av RESERVOIR 3073 (REI)

2 1 1

Price: $635,000
Method: Sold Before Auction
Date: 16/07/2024
Property Type: Unit

Agent Comments



4/16 View St RESERVOIR 3073 (REI/VG)

2 1 1

Price: $651,000
Method: Private Sale
Date: 21/06/2024
Property Type: Unit
Land Size: 165 sqm approx

Agent Comments



2/8 Oconnor St RESERVOIR 3073 (REI/VG)

2 1 1

Price: $615,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit

Agent Comments

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