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	7/84 - 86 Pine Street, Reservoir Vic 3073

Indicative selling price

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

Range between $470,000 & $510,000

Median sale price

Median price $630,000 Property Type Unit Suburb Reservoir

Period - From 22/05/2024 to 21/05/2025 Source Property Data

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	1/13 Shand Rd RESERVOIR 3073	$500,000	08/03/2025
2	8/86-88 Royal Pde RESERVOIR 3073	$491,000	28/01/2025
3			

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: 22/05/2025 19:21

7/84 - 86 Pine Street, Reservoir Vic 3073

BARRYPLANT



1 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$470,000 - $510,000
Median Unit Price
22/05/2024 - 21/05/2025: $630,000

Comparable Properties



1/13 Shand Rd RESERVOIR 3073 (REI/VG)

1 1 1

Price: $500,000
Method: Auction Sale
Date: 08/03/2025
Rooms: 4
Property Type: Unit

Agent Comments



8/86-88 Royal Pde RESERVOIR 3073 (REI)

1 1 1

Price: $491,000
Method: Private Sale
Date: 28/01/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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

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