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	2/68 Queen Street, Reservoir Vic 3073

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $910,000 Property Type House Suburb Reservoir

Period - From 01/01/2025 to 31/03/2025 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	1/37 Storey Rd RESERVOIR 3073	$1,001,000	14/02/2025
2	4/16 Arthur St PRESTON 3072	$1,055,000	08/02/2025
3	1/101 Malpas St PRESTON 3072	$1,105,000	18/12/2024

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: 17/04/2025 12:55

Nelson Alexander



Property Type: Land (Res)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $910,000

Comparable Properties



1/37 Storey Rd RESERVOIR 3073 (REI/VG)

3 2 2

Price: $1,001,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Townhouse (Res)

Agent Comments



4/16 Arthur St PRESTON 3072 (REI/VG)

3 2 2

Price: $1,055,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Single)

Agent Comments



1/101 Malpas St PRESTON 3072 (REI/VG)

3 2 1

Price: $1,105,000
Method: Private Sale
Date: 18/12/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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