Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sa | e |
|----------|---------|--------|---|
|----------|---------|--------|---|

| Address | 3/5 Smith Street, Reservoir Vic 3073 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$685,000 | Pro | perty Type | Unit | | Suburb | Reservoir |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/07/2025 | to | 30/09/2025 | | 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

| 1 | 5/70 Yarra Av RESERVOIR 3073 | \$670,000 | 21/07/2025 |
|---|----------------------------------|-----------|------------|
| 2 | 3/44 Barry St RESERVOIR 3073 | \$667,000 | 28/06/2025 |
| 3 | 4/136 Hickford St RESERVOIR 3073 | \$651,000 | 14/06/2025 |

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: 28/1 | 0/2025 11:14 |
|---|--------------|
|---|--------------|



Date of sale







Rooms: 6

Property Type: Unit **Agent Comments**

Indicative Selling Price \$650,000 - \$680,000 **Median Unit Price** September quarter 2025: \$685,000

Comparable Properties



5/70 Yarra Av RESERVOIR 3073 (REI/VG)



Price: \$670,000

Method: Sold Before Auction

Date: 21/07/2025 Property Type: Unit **Agent Comments**



3/44 Barry St RESERVOIR 3073 (REI/VG)

Price: \$667,000 Method: Auction Sale Date: 28/06/2025 Property Type: Unit





Agent Comments



4/136 Hickford St RESERVOIR 3073 (REI/VG)

Price: \$651,000

Method: Auction Sale Date: 14/06/2025 Property Type: Unit

Agent Comments

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





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