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

1/36 Spratling Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	ov.au/	/underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$613,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/91 Barton St RESERVOIR 3073	\$580,000	30/01/2024
2	54a Barton St RESERVOIR 3073	\$590,000	17/02/2024
3	2/25 Olive St RESERVOIR 3073	\$615,000	14/03/2024

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:

09/04/2024 18:47



1/36 Spratling Street, Reservoir Vic 3073







Property Type: Unit Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$550,000 - \$600,000 Median Unit Price December quarter 2023: \$613,000

Comparable Properties



1/91 Barton St RESERVOIR 3073 (REI)



Price: \$580,000 Method: Sold Before Auction Date: 30/01/2024 Property Type: Unit Agent Comments



2 1 1 Price: \$590,000



2/25 Olive St RESERVOIR 3073 (REI)

54a Barton St RESERVOIR 3073 (REI)



Agent Comments

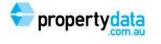
Agent Comments



Price: \$615,000 Method: Private Sale Date: 14/03/2024 Property Type: Unit

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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