

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

2b Best Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$659,000

Median sale price

Median price \$687,000 Property Type Townhouse Suburb Reservoir

Period - From 08/04/2024 to 07/04/2025 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	6/36-38 Leamington St RESERVOIR 3073	\$620,000	17/02/2025
2	1/15 Compton St RESERVOIR 3073	\$587,500	15/02/2025
3	1/5 Ashley St RESERVOIR 3073	\$616,000	21/12/2024

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:

08/04/2025 12:36

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Indicative Selling Price

\$650,000 - \$659,000

Median Townhouse Price

08/04/2024 - 07/04/2025: \$687,000



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



6/36-38 Leamington St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 17/02/2025

Rooms: 3

Property Type: Townhouse (Res)



1/15 Compton St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$587,500

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Single)



1/5 Ashley St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$616,000

Method: Auction Sale

Date: 21/12/2024

Property Type: Townhouse (Res)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614