Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 106b/58 Johnson Street, Reservoir Vic 3073 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$395,000 | & | \$430,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$642,000 | Pro | perty Type | Jnit | | Suburb | Reservoir |
|---------------|------------|-----|------------|------|-------|--------|-----------|
| Period - From | 01/01/2025 | to | 31/03/2025 | So | ource | 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 | 102A/59 Johnson St RESERVOIR 3073 | \$470,000 | 21/06/2025 |
|---|-----------------------------------|-----------|------------|
| 2 | 304A/51 Johnson St RESERVOIR 3073 | \$480,000 | 18/02/2025 |
| 3 | 104A/51 Johnson St RESERVOIR 3073 | \$410,000 | 23/01/2025 |

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: | 01/07/2025 10:37 |
|--|------------------|



Date of sale









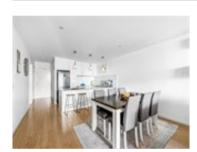


Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$395,000 - \$430,000 **Median Unit Price** March quarter 2025: \$642,000

Comparable Properties



102A/59 Johnson St RESERVOIR 3073 (REI)





Agent Comments

Price: \$470,000 Method: Auction Sale Date: 21/06/2025

Property Type: Apartment

304A/51 Johnson St RESERVOIR 3073 (VG)

2







Agent Comments

Price: \$480,000 Method: Sale Date: 18/02/2025

Property Type: Strata Flat - Single OYO Flat

104A/51 Johnson St RESERVOIR 3073 (VG)



Agent Comments

Price: \$410,000 Method: Sale Date: 23/01/2025

Property Type: Strata Flat - Single OYO Flat

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



