

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

1/45 Edwardes Street, Reservoir Vic 3073

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$520,000

**Median sale price**

Median price \$615,000

Property Type Unit

Suburb Reservoir

Period - From 01/08/2022

to

31/07/2023

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		
2		
3		

**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:

01/08/2023 15:06

1/45 Edwardes Street, Reservoir Vic 3073



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
01/08/2022 - 31/07/2023: \$615,000

## Comparable Properties

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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Statement of Information

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Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  Property Type  Suburb   
Period - From  to  Source

**Comparable property sales (\*Delete A or B below as applicable)**

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Address of comparable property	Price	Date of sale
1		
2		
3		

**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:

2/45 Edwardes Street, Reservoir Vic 3073



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
June quarter 2023: \$620,500

## Comparable Properties

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