

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

1/2 STATION STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

2/18 GEORGE STREET RESERVOIR VIC 3073	\$520,000	05-Sep-23
3/24 ASHLEY STREET RESERVOIR VIC 3073	\$518,000	20-Sep-23
1/29 KELSBY STREET RESERVOIR VIC 3073	\$555,000	28-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 06 November 2023

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2/18 GEORGE STREET RESERVOIR Sold Price **\$520,000** Sold Date **05-Sep-23**
VIC 3073
🛏️ 2 🚿 1 🚗 1 Distance **1.34km**



3/24 ASHLEY STREET RESERVOIR Sold Price ^{RS} **\$518,000** Sold Date **20-Sep-23**
VIC 3073
🛏️ 2 🚿 1 🚗 1 Distance **1.33km**



1/29 KELSBY STREET RESERVOIR Sold Price ^{RS} **\$555,000** Sold Date **28-Oct-23**
VIC 3073
🛏️ 2 🚿 1 🚗 1 Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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