

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

1/22 SUMMERHILL ROAD 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

\$875,000

Property type

House

Suburb

Reservoir

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/28 NISBETT STREET RESERVOIR VIC 3073	\$540,000	18-Dec-23
2/64 SESTON STREET RESERVOIR VIC 3073	\$550,000	18-Nov-23
2/36 STEANE STREET RESERVOIR VIC 3073	\$540,000	15-Nov-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: 17 February 2024

**1/28 NISBETT STREET RESERVOIR
VIC 3073**Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **18-Dec-23**3  1  - Distance **0.1km****2/64 SESTON STREET RESERVOIR
VIC 3073**Sold Price **\$550,000** Sold Date **18-Nov-23**2  1  1 Distance **0.18km****2/36 STEANE STREET RESERVOIR
VIC 3073**Sold Price **\$540,000** Sold Date **15-Nov-23**2  1  1 Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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