

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

1/5 HAIG 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2022

to

31 Jul 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

6/68 PINE STREET RESERVOIR VIC 3073	\$603,000	22-Jul-23
2/29 KELSBY STREET RESERVOIR VIC 3073	\$630,000	22-Jul-23
5/32-34 KELSBY STREET RESERVOIR VIC 3073	\$550,000	22-Jul-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: 22 August 2023



6/68 PINE STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$603,000** Sold Date **22-Jul-23**
Distance **1.16km**

 2  1  1



2/29 KELSBY STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$630,000** Sold Date **22-Jul-23**
Distance **1.64km**

 2  1  1



5/32-34 KELSBY STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$550,000** Sold Date **22-Jul-23**
Distance **1.7km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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