

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

1/61 EDUARDES 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2023

to

30 Apr 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

2/166 RATHCOWN ROAD RESERVOIR VIC 3073	\$640,000	12-Aug-23
7/949-951 HIGH STREET RESERVOIR VIC 3073	\$595,000	12-Apr-24
8/853 HIGH STREET RESERVOIR VIC 3073	\$595,000	28-Mar-24

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: 16 May 2024



**2/166 RATHCOWN ROAD
 RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$640,000** Sold Date **12-Aug-23**

Distance **1.4km**



**7/949-951 HIGH STREET
 RESERVOIR VIC 3073**

 2  2  1

Sold Price ^{RS} **\$595,000** ^{UN} Sold Date **12-Apr-24**

Distance **0.79km**



**8/853 HIGH STREET RESERVOIR
 VIC 3073**

 2  2  1

Sold Price ^{RS} **\$595,000** Sold Date **28-Mar-24**

Distance **1.14km**



**1/12 LAWSON STREET RESERVOIR
 VIC 3073**

 2  2  1

Sold Price **\$647,500** Sold Date **01-Jul-23**

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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