

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

1/70 ST VIGEONS 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

\$688,000

&

\$728,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2022

to

30 Sep 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

1/18 MIRANDA ROAD RESERVOIR VIC 3073	\$710,000	23-Sep-23
2/24 MIRANDA ROAD RESERVOIR VIC 3073	\$690,000	01-Apr-23
35 ARGYLE STREET RESERVOIR VIC 3073	\$780,000	05-Aug-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: 03 October 2023

Michael SHE
P 03 98262296
M 0424360828
E michael@antonrealestate.com.au



**1/18 MIRANDA ROAD RESERVOIR
VIC 3073**

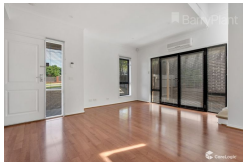
3 2 2

Sold Price

^{RS} **\$710,000**

Sold Date **23-Sep-23**

Distance **0.13km**



**2/24 MIRANDA ROAD RESERVOIR
VIC 3073**

3 2 1

Sold Price

\$690,000

Sold Date **01-Apr-23**

Distance **0.16km**



**35 ARGYLE STREET RESERVOIR
VIC 3073**

3 2 2

Sold Price

^{RS} **\$780,000**

Sold Date **05-Aug-23**

Distance **0.51km**



**173 BOLDREWOOD PARADE
RESERVOIR VIC 3073**

3 2 1

Sold Price

\$670,000

Sold Date **24-May-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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