

## 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

1/949-951 HIGH STREET RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2022

to

30 Jun 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

6/977-979 HIGH STREET RESERVOIR VIC 3073	\$592,500	04-Jun-22
2/89 MCMAHON ROAD RESERVOIR VIC 3073	\$645,000	20-Jan-23
4/158 RATHCOWN ROAD RESERVOIR VIC 3073	\$630,000	10-Jan-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: 31 July 2023



**6/977-979 HIGH STREET  
 RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$592,500** Sold Date **04-Jun-22**

Distance **0.33km**



**2/89 MCMAHON ROAD RESERVOIR  
 VIC 3073**

 2  2  1

Sold Price **\$645,000** Sold Date **20-Jan-23**

Distance **0.65km**



**4/158 RATHCOWN ROAD  
 RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$630,000** Sold Date **10-Jan-23**

Distance **0.75km**



**13/11-13 ASHLEY STREET  
 RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$595,000** Sold Date **26-Mar-22**

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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