

## 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

17A BEATTY 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

\$759,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2022

to

31 Aug 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

1A POWELL STREET RESERVOIR VIC 3073	\$760,000	21-Jul-23
1/512 GILBERT ROAD PRESTON VIC 3072	\$751,000	22-Jul-23
12 PARKER STREET PRESTON VIC 3072	\$785,000	29-Apr-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: 13 September 2023



**1A POWELL STREET RESERVOIR  
VIC 3073**

2 1 1

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**21-Jul-23**

Distance

**1km**



**1/512 GILBERT ROAD PRESTON VIC  
3072**

2 1 1

Sold Price

**\$751,000**

Sold Date

**22-Jul-23**

Distance

**0.53km**



**12 PARKER STREET PRESTON VIC  
3072**

2 2 1

Sold Price

**\$785,000**

Sold Date

**29-Apr-23**

Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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