

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

2/156 NORTH 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

\$550,000

&

\$600,000

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

2/131 NORTH ROAD RESERVOIR VIC 3073	\$580,000	20-Apr-24
2/39 HOWARD STREET RESERVOIR VIC 3073	\$742,000	25-Nov-23
5/28 SHARPE STREET RESERVOIR VIC 3073	-	10-Jan-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: 09 May 2024

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2/131 NORTH ROAD RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS} \$580,000

Sold Date **20-Apr-24**

Distance **0.2km**



2/39 HOWARD STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

\$742,000

Sold Date **25-Nov-23**

Distance **0.26km**



5/28 SHARPE STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

- Sold Date **10-Jan-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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