

## 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

2/172 PURINUAN ROAD 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

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2023

to

31 Mar 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

3/13 SUFFOLK STREET RESERVOIR VIC 3073	\$553,000	28-Sep-23
1/16 JINGHI ROAD RESERVOIR VIC 3073	\$550,000	17-Feb-24
4/126 ST VIGEONS ROAD RESERVOIR VIC 3073	\$582,500	23-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: 09 April 2024

**3/13 SUFFOLK STREET RESERVOIR VIC 3073** Sold Price **\$553,000** Sold Date **28-Sep-23**

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Distance **0.25km****1/16 JINGHI ROAD RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$550,000** Sold Date **17-Feb-24**

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Distance **0.09km****4/126 ST VIGEONS ROAD RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$582,500** Sold Date **23-Mar-24**

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Distance **0.58km****RS** = Recent sale      **UN** = Undisclosed Sale

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