

## 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

2/40 SESTON 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jan 2023

to

31 Dec 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

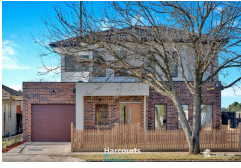
Date of sale

1/40 SESTON STREET RESERVOIR VIC 3073	\$750,000	31-Aug-23
9/86 TYLER STREET RESERVOIR VIC 3073	\$725,000	14-Oct-23
2/9 LODDON AVENUE RESERVOIR VIC 3073	\$740,500	14-Oct-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: 17 January 2024



**1/40 SESTON STREET RESERVOIR**  
**VIC 3073**

3 2 1

Sold Price

**\$750,000**

Sold Date

**31-Aug-23**

Distance

**0.01km**



**9/86 TYLER STREET RESERVOIR**  
**VIC 3073**

3 2 2

Sold Price

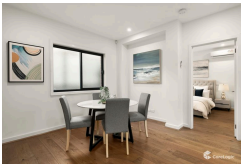
**\$725,000**

Sold Date

**14-Oct-23**

Distance

**0.46km**



**2/9 LODDON AVENUE RESERVOIR**  
**VIC 3073**

3 2 1

Sold Price

<sup>RS</sup> **\$740,500**

Sold Date

**14-Oct-23**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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