

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

2/97 CUTHBERT 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

\$570,000

&

\$600,000

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

2/1 ODOWD STREET RESERVOIR VIC 3073	\$570,000	01-Nov-23
1/5 CUTHBERT ROAD RESERVOIR VIC 3073	\$595,000	12-Oct-23
5/59 PICKETT STREET RESERVOIR VIC 3073	\$605,000	23-Sep-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: 15 January 2024



**2/1 ODOWD STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price **\$570,000** Sold Date **01-Nov-23**

Distance **0.47km**



**1/5 CUTHBERT ROAD RESERVOIR
VIC 3073**

2 2 1

Sold Price ^{RS} **\$595,000** Sold Date **12-Oct-23**

Distance **0.73km**



**5/59 PICKETT STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price **\$605,000** Sold Date **23-Sep-23**

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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