

## 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

27 COMPTON 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

\$1,120,000

&

\$1,230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

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

1/4 GEORGE STREET RESERVOIR VIC 3073	\$1,200,000	09-Dec-23
67 ROYAL PARADE RESERVOIR VIC 3073	\$1,180,000	16-Sep-23
4 CLINNICK STREET RESERVOIR VIC 3073	\$1,140,000	28-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: 05 April 2024

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## 1/4 GEORGE STREET RESERVOIR VIC 3073

 4  2  1

Sold Price **\$1,200,000** Sold Date **09-Dec-23**

Distance **0.59km**



## 67 ROYAL PARADE RESERVOIR VIC 3073

 3  1  2

Sold Price **\$1,180,000** Sold Date **16-Sep-23**

Distance **0.87km**



## 4 CLINNICK STREET RESERVOIR VIC 3073

 3  1  2

Sold Price **\$1,140,000** Sold Date **28-Sep-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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