

## 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

3/16-18 HARBURY 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

\$600,000

&

\$660,000

### 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

2/97 CUTHBERT ROAD RESERVOIR VIC 3073	\$600,000	10-Feb-24
3/10 PERSHING STREET RESERVOIR VIC 3073	\$660,000	17-Feb-24
5/173A SPRING STREET RESERVOIR VIC 3073	\$710,000	12-Apr-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: 07 May 2024



**2/97 CUTHBERT ROAD RESERVOIR VIC 3073** Sold Price **\$600,000** Sold Date **10-Feb-24**

2 1 1

Distance **1.04km**



**3/10 PERSHING STREET RESERVOIR VIC 3073** Sold Price **\$660,000** Sold Date **17-Feb-24**

2 1 1

Distance **1.27km**



**5/173A SPRING STREET RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$710,000** Sold Date **12-Apr-24**

2 1 1

Distance **1.02km**

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

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