

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

3/173A SPRING STREET 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2023

to

29 Feb 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

3/6 RESERVOIR STREET RESERVOIR VIC 3073	\$595,000	29-Oct-22
2/12 SHARPE STREET RESERVOIR VIC 3073	\$588,000	05-Dec-22
3/12-16 PELLEW STREET RESERVOIR VIC 3073	\$640,000	10-Dec-22

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: 06 March 2024



**3/6 RESERVOIR STREET
 RESERVOIR VIC 3073**

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Sold Price **\$595,000** Sold Date **29-Oct-22**

Distance **0.31km**



**2/12 SHARPE STREET RESERVOIR
 VIC 3073**

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Sold Price **\$588,000** Sold Date **05-Dec-22**

Distance **0.24km**



**3/12-16 PELLEW STREET
 RESERVOIR VIC 3073**

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Sold Price **\$640,000** Sold Date **10-Dec-22**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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