

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

3/3 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Reservoir

Period-from

01 Aug 2022

to

31 Jul 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

2/30 MCMAHON ROAD RESERVOIR VIC 3073	\$625,500	15-Jul-23
2/36 CROOKSTON ROAD RESERVOIR VIC 3073	\$650,000	14-Apr-23
5/25 OLIVE STREET RESERVOIR VIC 3073	\$655,000	29-Jun-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: 25 August 2023

**2/30 MCMAHON ROAD
RESERVOIR VIC 3073**

🛏️ 2 🚿 1 🚗 1

Sold Price

RS

\$625,500

Sold Date

15-Jul-23

Distance

0.75km**2/36 CROOKSTON ROAD
RESERVOIR VIC 3073**

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Sold Price

\$650,000

Sold Date

14-Apr-23

Distance

0.85km**5/25 OLIVE STREET RESERVOIR
VIC 3073**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$655,000

Sold Date

29-Jun-23

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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