

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

3/34 ST VIGEONS 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2024

to

31 May 2025

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

4/50 ST VIGEONS ROAD RESERVOIR VIC 3073	\$555,000	09-Apr-25
3/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073	\$565,000	11-Mar-25
3/30 MIRANDA ROAD RESERVOIR VIC 3073	\$570,000	19-Apr-25

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: 02 June 2025



**4/50 ST VIGEONS ROAD
RESERVOIR VIC 3073**

 2  1  1

Sold Price

^{RS}

\$555,000

Sold Date

09-Apr-25

Distance

0.16km



**3/54-56 ST VIGEONS ROAD
RESERVOIR VIC 3073**

 2  1  1

Sold Price

\$565,000

Sold Date

11-Mar-25

Distance

0.2km



**3/30 MIRANDA ROAD RESERVOIR
VIC 3073**

 2  1  1

Sold Price

^{RS}

\$570,000

Sold Date

19-Apr-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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