

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

3/40 SESTON 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Other

Suburb

Reservoir

Period-from

01 Feb 2023

to

31 Jan 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

1/40 SESTON STREET RESERVOIR VIC 3073	\$750,000	31-Aug-23
6/124-126 TYLER STREET PRESTON VIC 3072	\$710,000	25-Nov-23
2/9 LODDON AVENUE RESERVOIR VIC 3073	\$740,500	14-Oct-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: 15 February 2024



**1/40 SESTON STREET RESERVOIR
VIC 3073**

3 2 1

Sold Price

\$750,000

Sold Date

31-Aug-23

Distance

0.02km



**6/124-126 TYLER STREET PRESTON
VIC 3072**

3 1 1

Sold Price

\$710,000

Sold Date

25-Nov-23

Distance

0.89km



**2/9 LODDON AVENUE RESERVOIR
VIC 3073**

3 2 1

Sold Price

\$740,500

Sold Date

14-Oct-23

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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