

## 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

3/8 WHITE 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

\$565,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

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

2/41A BROADHURST AVENUE RESERVOIR VIC 3073	\$615,000	21-Aug-23
3/71 BARRY STREET RESERVOIR VIC 3073	\$610,000	11-Nov-23
1/93 BARTON STREET RESERVOIR VIC 3073	\$570,000	01-Dec-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: 21 February 2024

	<b>2/41A BROADHURST AVENUE          RESERVOIR VIC 3073</b>	<b>Sold Price</b>	<b>\$615,000</b>	<b>Sold Date</b>	<b>21-Aug-23</b>
	 2  1  1			<b>Distance</b>	<b>0.75km</b>
	<b>3/71 BARRY STREET RESERVOIR          VIC 3073</b>	<b>Sold Price</b>	<b>\$610,000</b>	<b>Sold Date</b>	<b>11-Nov-23</b>
	 2  1  1			<b>Distance</b>	<b>0.95km</b>
	<b>1/93 BARTON STREET RESERVOIR          VIC 3073</b>	<b>Sold Price</b>	<b>\$570,000</b>	<b>Sold Date</b>	<b>01-Dec-23</b>
	 2  1  1			<b>Distance</b>	<b>1km</b>

RS = Recent sale      UN = Undisclosed Sale

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