

## 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

4/123 ST VIGEONS ROAD 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2022

to

30 Sep 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

2/29 PICKETT STREET RESERVOIR VIC 3073	\$519,000	08-Sep-23
4/76 CROOKSTON ROAD RESERVOIR VIC 3073	\$490,000	13-May-23
3/24 BANFF STREET RESERVOIR VIC 3073	\$510,000	09-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: 17 October 2023



**2/29 PICKETT STREET RESERVOIR VIC 3073**

Sold Price

<sup>RS</sup> **\$519,000**

Sold Date **08-Sep-23**

2 1 1

Distance **0.32km**



**4/76 CROOKSTON ROAD RESERVOIR VIC 3073**

Sold Price

**\$490,000**

Sold Date **13-May-23**

2 1 1

Distance **0.37km**



**3/24 BANFF STREET RESERVOIR VIC 3073**

Sold Price

**\$510,000**

Sold Date **09-Jun-23**

2 1 1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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