

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

4/75 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2023

to

30 Jun 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

4/65 DUNDEE STREET RESERVOIR VIC 3073	\$683,000	17-Feb-24
5/103-105 ST VIGEONS ROAD RESERVOIR VIC 3073	\$622,500	27-Apr-24
2/64 HICKFORD STREET RESERVOIR VIC 3073	\$645,000	21-Feb-24

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 July 2024



4/65 DUNDEE STREET RESERVOIR VIC 3073 Sold Price **\$683,000** Sold Date **17-Feb-24**

 2  1  1

Distance **0.52km**



5/103-105 ST VIGEONS ROAD RESERVOIR VIC 3073 Sold Price **\$622,500** Sold Date **27-Apr-24**

 2  1  1

Distance **0.28km**



2/64 HICKFORD STREET RESERVOIR VIC 3073 Sold Price **\$645,000** Sold Date **21-Feb-24**

 2  1  1

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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