

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 LONG 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

House

Suburb

Reservoir

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|---------------------------------------|-----------|-----------|
| 13 TRACEY STREET RESERVOIR VIC 3073 | \$795,000 | 02-Dec-23 |
| 27 TOVEY STREET RESERVOIR VIC 3073 | \$810,000 | 23-Sep-23 |
| 43 MERRILANDS ROAD RESERVOIR VIC 3073 | \$840,000 | 11-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: 26 January 2024

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**13 TRACEY STREET RESERVOIR
VIC 3073**

3 1 1

Sold Price

^{RS} **\$795,000**

Sold Date **02-Dec-23**

Distance **1.11km**



**27 TOVEY STREET RESERVOIR VIC
3073**

3 2 -

Sold Price

\$810,000

Sold Date **23-Sep-23**

Distance **0.75km**



**43 MERRILANDS ROAD
RESERVOIR VIC 3073**

3 1 1

Sold Price

^{RS} **\$840,000** ^{UN}

Sold Date **11-Dec-23**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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