

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

5/173A SPRING 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2023

to

29 Feb 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

4/83 SPRING STREET RESERVOIR VIC 3073	\$660,000	23-Feb-24
4/49 STOREY ROAD RESERVOIR VIC 3073	\$695,000	28-Feb-24
3/17 VIEW STREET RESERVOIR VIC 3073	\$706,000	19-Jan-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: 21 March 2024

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4/83 SPRING STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS} **\$660,000**

Sold Date **23-Feb-24**

Distance **0.73km**



4/49 STOREY ROAD RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS} **\$695,000**

Sold Date **28-Feb-24**

Distance **0.9km**



3/17 VIEW STREET RESERVOIR VIC 3073

 2  1  2

Sold Price

\$706,000

Sold Date **19-Jan-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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