

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

5/835 PLENTY 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jun 2023

to

31 May 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

2/774 PLENTY ROAD RESERVOIR VIC 3073	\$550,000	10-May-24
2/51 CHALEYER STREET RESERVOIR VIC 3073	\$572,000	16-Mar-24
2/131 NORTH ROAD RESERVOIR VIC 3073	\$580,000	20-Apr-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: 18 June 2024

**2/774 PLENTY ROAD RESERVOIR
VIC 3073**

2 1 1

Sold Price

RS

\$550,000

Sold Date

10-May-24

Distance

0.64km**2/51 CHALEYER STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price

\$572,000

Sold Date

16-Mar-24

Distance

0.74km**2/131 NORTH ROAD RESERVOIR
VIC 3073**

2 1 1

Sold Price

\$580,000

Sold Date

20-Apr-24

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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