

## 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

55 HICKFORD STREET 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Reservoir

Period-from

01 Jul 2022

to

30 Jun 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

16 CHENIES STREET RESERVOIR VIC 3073	\$784,000	24-Mar-23
42 GELLIBRAND CRESCENT RESERVOIR VIC 3073	\$807,000	17-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: 26 July 2023

**16 CHENIES STREET RESERVOIR  
VIC 3073**3  1  2 

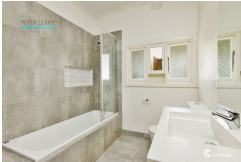
Sold Price

**\$784,000**

Sold Date

**24-Mar-23**

Distance

**0.71km****42 GELLIBRAND CRESCENT  
RESERVOIR VIC 3073**3  1  2 

Sold Price

<sup>RS</sup> **\$807,000**

Sold Date

**17-Jun-23**

Distance

**1.87km****RS** = Recent sale**UN** = Undisclosed Sale

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