

## 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

6/95 ARUNDEL AVENUE 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

\$560,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2022

to

31 Jul 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

2/137 HICKFORD STREET RESERVOIR VIC 3073	\$595,000	27-May-23
3/114 CROOKSTON ROAD RESERVOIR VIC 3073	\$542,500	21-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: 02 August 2023



**2/137 HICKFORD STREET  
RESERVOIR VIC 3073**

2 2 1

Sold Price **\$595,000** Sold Date **27-May-23**

Distance **0.8km**



**3/114 CROOKSTON ROAD  
RESERVOIR VIC 3073**

2 2 1

Sold Price **\$542,500** Sold Date **21-Jun-23**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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