

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

7/957-961 HIGH 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

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2023

to

31 Mar 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

2/158 RATHCOWN ROAD RESERVOIR VIC 3073	\$565,000	10-Jan-23
4/158 RATHCOWN ROAD RESERVOIR VIC 3073	\$630,000	10-Jan-23
1/5 CUTHBERT ROAD RESERVOIR VIC 3073	\$595,000	12-Oct-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: 05 April 2024

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**2/158 RATHCOWN ROAD
RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$565,000** Sold Date **10-Jan-23**

Distance **0.7km**



**4/158 RATHCOWN ROAD
RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$630,000** Sold Date **10-Jan-23**

Distance **0.71km**



**1/5 CUTHBERT ROAD RESERVOIR
VIC 3073**

 2  2  1

Sold Price ^{RS} **\$595,000** Sold Date **12-Oct-23**

Distance **1.33km**



**1/5 DALEGLLEN STREET
RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$615,000** Sold Date **12-Nov-22**

Distance **1.64km**



**2/2 NEWTON STREET
THOMASTOWN VIC 3074**

 2  2  1

Sold Price **\$600,000** Sold Date **19-Jun-23**

Distance **2.77km**



**1/119 MCBRYDE STREET FAWKNER
VIC 3060**

 2  2  1

Sold Price **\$620,000** Sold Date **16-Dec-23**

Distance **2.86km**

RS = Recent sale UN = Undisclosed Sale

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