

## 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

9 ZINNIA 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,750

Property type

House

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

25 DWYER AVENUE RESERVOIR VIC 3073	\$850,000	14-Dec-23
51 WATTLE GROVE RESERVOIR VIC 3073	\$820,000	30-Dec-23
713-717 GILBERT ROAD RESERVOIR VIC 3073	\$845,000	30-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: 14 June 2024



**25 DWYER AVENUE RESERVOIR  
VIC 3073**

3 - -

Sold Price

**\$850,000**

Sold Date

**14-Dec-23**

Distance

**1.1km**



**51 WATTLE GROVE RESERVOIR  
VIC 3073**

3 1 2

Sold Price

**\$820,000**

Sold Date

**30-Dec-23**

Distance

**1.19km**



**713-717 GILBERT ROAD  
RESERVOIR VIC 3073**

2 1 -

Sold Price

**\$845,000**

Sold Date

**30-Jan-24**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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