

## 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

2/15 Kennedy 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

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/616 Gilbert Road Reservoir VIC 3073 | \$720,000 | 16-Oct-21 |
| 2/104 Barry Street Reservoir VIC 3073 | \$680,000 | 29-Sep-21 |
| 6/66 Pine Street Reservoir VIC 3073   | \$706,500 | 11-Dec-21 |

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: 03 March 2022



**3/616 Gilbert Road Reservoir VIC 3073**

 2  1  1

Sold Price

**\$720,000**

Sold Date

**16-Oct-21**

Distance

**0.58km**



**2/104 Barry Street Reservoir VIC 3073**

 2  1  1

Sold Price

**\$680,000**

Sold Date

**29-Sep-21**

Distance

**1.9km**



**6/66 Pine Street Reservoir VIC 3073**

 2  1  1

Sold Price

**\$706,500**

Sold Date

**11-Dec-21**

Distance

**1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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