

## 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

1/22 SUMMERHILL ROAD RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### 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

1/28 NISBETT STREET RESERVOIR VIC 3073	\$540,000	23-Dec-23
3/2-4 HIGHLAND STREET KINGSBURY VIC 3083	\$617,000	13-Mar-24
40 PURINUAN ROAD RESERVOIR VIC 3073	\$605,000	29-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: 02 April 2024



## 1/28 NISBETT STREET RESERVOIR VIC 3073

Sold Price

**\$540,000**

Sold Date

**23-Dec-23**

3

1

-

Distance

**0.1km**



## 3/2-4 HIGHLAND STREET KINGSBURY VIC 3083

Sold Price

<sup>RS</sup> **\$617,000**

Sold Date

**13-Mar-24**

3

1

2

Distance

**1.22km**



## 40 PURINUAN ROAD RESERVOIR VIC 3073

Sold Price

**\$605,000**

Sold Date

**29-Oct-23**

3

1

1

Distance

**2.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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