

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

1/30 CUTHBERT ROAD 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Sep 2023

to

31 Aug 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

3/2J CARROL STREET RESERVOIR VIC 3073	\$760,000	20-Jul-24
4A CHEDDAR ROAD RESERVOIR VIC 3073	\$750,000	13-Jun-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: 11 September 2024

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**3/2J CARROL STREET RESERVOIR
VIC 3073**

Sold Price

^{RS}

\$760,000

Sold Date

20-Jul-24

 3  2  1

Distance

0.12km



**4A CHEDDAR ROAD RESERVOIR
VIC 3073**

Sold Price

\$750,000

Sold Date

13-Jun-24

 3  2  1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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