

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

6/157 HICKFORD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2023

to

31 Oct 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

3/106 BARRY STREET RESERVOIR VIC 3073	\$687,000	05-Jun-24
4/65 DUNDEE STREET RESERVOIR VIC 3073	\$683,000	17-Feb-24
4/75 ST VIGEONS ROAD RESERVOIR VIC 3073	\$677,888	27-Jul-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: 15 November 2024

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**3/106 BARRY STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

\$687,000

Sold Date

05-Jun-24

Distance

1.44km



**4/65 DUNDEE STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

\$683,000

Sold Date

17-Feb-24

Distance

1.07km



**4/75 ST VIGEONS ROAD
RESERVOIR VIC 3073**

2 1 1

Sold Price

\$677,888

Sold Date

27-Jul-24

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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