

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

1/2 STATION 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2022

to

30 Nov 2023

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

4/75 SPRING STREET PRESTON VIC 3072	\$625,000	22-Aug-23
1/16 MASON STREET RESERVOIR VIC 3073	\$718,000	28-Oct-23
1/5 HAIG STREET RESERVOIR VIC 3073	\$650,000	29-Aug-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.~~

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**4/75 SPRING STREET PRESTON
VIC 3072**

 2  1  1

Sold Price **\$625,000** Sold Date **22-Aug-23**

Distance **0.45km**



**1/16 MASON STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price ^{RS} **\$718,000** Sold Date **28-Oct-23**

Distance **0.46km**



**1/5 HAIG STREET RESERVOIR VIC
3073**

 2  1  1

Sold Price **\$650,000** Sold Date **29-Aug-23**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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