

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

1/69 ROYAL PARADE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2023

to

31 Jan 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

1/16 HENRY STREET RESERVOIR VIC 3073	\$635,000	12-Aug-23
72 POWELL STREET RESERVOIR VIC 3073	\$765,000	24-Aug-23
2/78 HOWARD STREET RESERVOIR VIC 3073	\$750,000	06-Jan-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: 13 February 2024



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

 2  1  1

Sold Price **\$635,000** Sold Date **12-Aug-23**

Distance **1.8km**



**72 POWELL STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price **\$765,000** Sold Date **24-Aug-23**

Distance **1.93km**



**2/78 HOWARD STREET
RESERVOIR VIC 3073**

 2  1  2

Sold Price ^{RS} **\$750,000** Sold Date **06-Jan-24**

Distance **0.65km**

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

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