

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

2/39 PURINUAN 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2022

to

31 Jan 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

3/39 PURINUAN ROAD RESERVOIR VIC 3073	\$552,000	28-Jan-23
3/51 LANE CRESCENT RESERVOIR VIC 3073	\$500,000	18-Feb-23
33 ELINDA PLACE RESERVOIR VIC 3073	\$542,500	02-Dec-22

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: 21 February 2023



3/39 PURINUAN ROAD RESERVOIR VIC 3073 Sold Price

^{RS} **\$552,000** Sold Date **28-Jan-23**

2 1 1

Distance **0.01km**



3/51 LANE CRESCENT RESERVOIR VIC 3073 Sold Price

^{RS} **\$500,000** Sold Date **18-Feb-23**

2 1 1

Distance **1.1km**



33 ELINDA PLACE RESERVOIR VIC 3073 Sold Price

\$542,500 Sold Date **02-Dec-22**

2 1 1

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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