

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

2/27 GRIMWADE 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

\$490,000

&

\$539,000

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

4/16 BARRY STREET RESERVOIR VIC 3073	\$535,000	10-May-24
2/165-169 BROADHURST AVENUE RESERVOIR VIC 3073	\$532,000	21-Sep-24
4/24 ASHLEY STREET RESERVOIR VIC 3073	\$490,000	01-Oct-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: 12 November 2024



**4/16 BARRY STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

\$535,000

Sold Date **10-May-24**

Distance **0.79km**



**2/165-169 BROADHURST AVENUE
RESERVOIR VIC 3073**

2 1 1

Sold Price

^{RS} **\$532,000**

Sold Date **21-Sep-24**

Distance **1.43km**



**4/24 ASHLEY STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

\$490,000

Sold Date **01-Oct-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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