

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

1/23 INVERMAY 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Reservoir

Period-from

01 Oct 2023

to

30 Sep 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

1/69 DUNDEE STREET RESERVOIR VIC 3073	\$951,000	11-May-24
57 BURBANK DRIVE RESERVOIR VIC 3073	\$745,000	26-Oct-24
2A LOCHER AVENUE RESERVOIR VIC 3073	\$820,000	21-May-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: 31 October 2024

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1/69 DUNDEE STREET RESERVOIR Sold Price **\$951,000** Sold Date **11-May-24**
VIC 3073

3 2 1

Distance **0.31km**



57 BURBANK DRIVE RESERVOIR Sold Price ^{RS} **\$745,000** Sold Date **26-Oct-24**
VIC 3073

3 1 1

Distance **0.45km**



2A LOCHER AVENUE RESERVOIR Sold Price **\$820,000** Sold Date **21-May-24**
VIC 3073

3 1 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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