

## 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

45 CLINGIN STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2023

to

31 Mar 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

4/185 ALBERT STREET RESERVOIR VIC 3073	\$630,000	28-Oct-23
5/38-40 GISBORNE CRESCENT RESERVOIR VIC 3073	\$643,000	20-Feb-24
3/92 NORTH ROAD RESERVOIR VIC 3073	\$640,000	20-Mar-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: 15 April 2024



**4/185 ALBERT STREET RESERVOIR VIC 3073** Sold Price **\$630,000** Sold Date **28-Oct-23**

2 1 1

Distance **0.64km**



**5/38-40 GISBORNE CRESCENT RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$643,000** Sold Date **20-Feb-24**

2 2 1

Distance **1.45km**



**3/92 NORTH ROAD RESERVOIR VIC 3073** Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **20-Mar-24**

2 1 1

Distance **1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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