

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

1/744 HIGH 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2024

to

31 Jan 2025

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

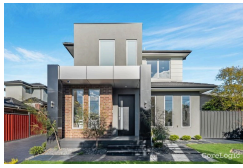
Date of sale

| | | |
|--------------------------------------|-----------|-----------|
| 1/57 YARRA AVENUE RESERVOIR VIC 3073 | \$740,000 | 21-Oct-24 |
| 55 GILBANK STREET RESERVOIR VIC 3073 | \$760,000 | 19-Oct-24 |
| 2A FULHAM GROVE RESERVOIR VIC 3073 | \$780,000 | 22-Nov-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: 10 February 2025



**1/57 YARRA AVENUE RESERVOIR
VIC 3073**

2 2 1

Sold Price

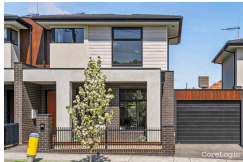
\$740,000

Sold Date

21-Oct-24

Distance

1.33km



**55 GILBANK STREET RESERVOIR
VIC 3073**

2 2 2

Sold Price

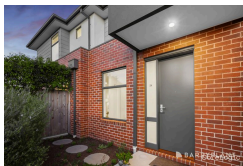
\$760,000

Sold Date

19-Oct-24

Distance

1.22km



**2A FULHAM GROVE RESERVOIR
VIC 3073**

2 2 1

Sold Price

\$780,000

Sold Date

22-Nov-24

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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