

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

19 ELSEY 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Reservoir

Period-from

01 Nov 2021

to

31 Oct 2022

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 LUCILLE AVENUE RESERVOIR VIC 3073	\$715,000	12-Nov-22
81 MCMAHON ROAD RESERVOIR VIC 3073	\$765,000	30-Aug-22
137 CHEDDAR ROAD RESERVOIR VIC 3073	\$725,000	18-Nov-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 November 2022



4 LUCILLE AVENUE RESERVOIR VIC 3073

3 1 2

Sold Price

^{RS} **\$715,000** Sold Date **12-Nov-22**

Distance **0.96km**



81 MCMAHON ROAD RESERVOIR VIC 3073

2 1 4

Sold Price

^{RS} **\$765,000** Sold Date **30-Aug-22**

Distance **0.71km**



137 CHEDDAR ROAD RESERVOIR VIC 3073

3 1 4

Sold Price

^{RS} **\$725,000** Sold Date **18-Nov-22**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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