

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

4/34 Willoughby 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,999

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2019

to

30 Sep 2020

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

5/165 Edwardes Street Reservoir VIC 3073	\$360,000	02-Sep-20
3/165 Edwardes Street Reservoir VIC 3073	\$370,000	24-Apr-20
3/80 Delaware Street Reservoir VIC 3073	\$418,000	06-May-20

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 October 2020



5/165 Edwardes Street Reservoir VIC 3073

Sold Price **\$360,000** Sold Date **02-Sep-20**

1 1 1

Distance **0.11km**



3/165 Edwardes Street Reservoir VIC 3073

Sold Price **\$370,000** Sold Date **24-Apr-20**

1 1 1

Distance **0.12km**



3/80 Delaware Street Reservoir VIC 3073

Sold Price **\$418,000** Sold Date **06-May-20**

1 1 1

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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