

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

2/8 MACARTNEY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2022

to

30 Apr 2023

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

1/2 LEAMINGTON STREET RESERVOIR VIC 3073	\$522,000	24-Nov-22
4/18 GEORGE STREET RESERVOIR VIC 3073	\$540,500	25-Feb-23
6/77 PINE STREET RESERVOIR VIC 3073	\$586,000	06-May-23

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: 20 May 2023



**1/2 LEAMINGTON STREET
RESERVOIR VIC 3073**

 2  1  2

Sold Price **\$522,000** Sold Date **24-Nov-22**

Distance **0.15km**



**4/18 GEORGE STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price **\$540,500** Sold Date **25-Feb-23**

Distance **0.9km**



**6/77 PINE STREET RESERVOIR VIC
3073**

 2  1  2

Sold Price ^{RS} **\$586,000** Sold Date **06-May-23**

Distance **1.14km**

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

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