

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

7/696 Plenty 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2020

to

28 Feb 2021

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

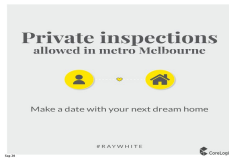
2/33 Nisbett Street Reservoir VIC 3073	\$390,000	07-Jan-21
3/15 Cuthbert Road Reservoir VIC 3073	\$491,000	03-Dec-20
1/27-29 Edwardes Street Reservoir VIC 3073	\$500,000	06-Jul-20

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: 22 March 2021

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2/33 Nisbett Street Reservoir VIC 3073

Sold Price **\$390,000** Sold Date **07-Jan-21**

2 1 1

Distance **1.47km**

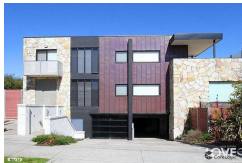


3/15 Cuthbert Road Reservoir VIC 3073

Sold Price **\$491,000** Sold Date **03-Dec-20**

2 1 1

Distance **1.48km**



1/27-29 Edwardes Street Reservoir VIC 3073

Sold Price **\$500,000** Sold Date **06-Jul-20**

2 1 1

Distance **1.83km**

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

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