

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

1/80 DAREBIN BOULEVARD 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

\$565,000

&

\$620,000

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

3/15 MIRANDA ROAD RESERVOIR VIC 3073	\$595,000	02-Nov-24
1/63 LANE CRESCENT RESERVOIR VIC 3073	\$610,000	08-Nov-24
1/115 CHEDDAR ROAD RESERVOIR VIC 3073	\$600,000	08-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: 13 February 2025



**3/15 MIRANDA ROAD RESERVOIR
VIC 3073**

2 1 1

Sold Price

\$595,000

Sold Date **02-Nov-24**

Distance **0.54km**



**1/63 LANE CRESCENT RESERVOIR
VIC 3073**

2 1 1

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date **08-Nov-24**

Distance **1.25km**



**1/115 CHEDDAR ROAD RESERVOIR
VIC 3073**

2 1 1

Sold Price

^{RS} **\$600,000**

Sold Date **08-Nov-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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