

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

1/9 Shand 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2020

to

31 Oct 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

1/39 Royal Parade Reservoir VIC 3073	\$805,000	10-Jul-21
1/86 Tyler Street Reservoir VIC 3073	\$807,500	18-May-21
1/9 Laurie Street Reservoir VIC 3073	\$850,000	22-May-21

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 November 2021



1/39 Royal Parade Reservoir VIC 3073

 3
  2
  2

Sold Price

\$805,000

Sold Date

10-Jul-21

Distance

1.25km


1/86 Tyler Street Reservoir VIC 3073

 3
  2
  2

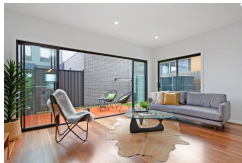
Sold Price

\$807,500

Sold Date

18-May-21

Distance

1.36km


1/9 Laurie Street Reservoir VIC 3073

 3
  2
  2

Sold Price

\$850,000

Sold Date

22-May-21

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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