

## 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

1/744 HIGH STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2024

to

28 Feb 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

2/21 LOCKSLEY AVENUE RESERVOIR VIC 3073

\$742,500

29-Nov-24

3/111 REGENT STREET PRESTON VIC 3072

\$725,000

09-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: 07 March 2025



**2/21 LOCKSLEY AVENUE  
RESERVOIR VIC 3073**

 2  2  1

Sold Price

**\$742,500**

Sold Date **29-Nov-24**

Distance

**1.02km**



**3/111 REGENT STREET PRESTON  
VIC 3072**

 2  2  1

Sold Price

**\$725,000**

Sold Date **09-Nov-24**

Distance

**1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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