

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

2/34 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Reservoir

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/15 Suffolk Street Reservoir VIC 3073	\$550,000	26-Sep-19
2/2 Mack Street Reservoir VIC 3073	\$565,000	08-Feb-20
2D Carrol Street Reservoir VIC 3073	\$580,000	12-Dec-19

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: 10 February 2020



2/15 Suffolk Street Reservoir VIC 3073

Sold Price

\$550,000

Sold Date

26-Sep-19

2

2

1

Distance

0.09km



2/2 Mack Street Reservoir VIC 3073

Sold Price

^{RS} **\$565,000**

Sold Date

08-Feb-20

2

2

1

Distance

0.61km



2D Carrol Street Reservoir VIC 3073

Sold Price

\$580,000

Sold Date

12-Dec-19

2

1

2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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