

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

3/46 CLINGIN 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2021

to

30 Sep 2022

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

4/161 ALBERT STREET RESERVOIR VIC 3073	\$515,000	02-May-22
3/31 BOLDREWOOD PARADE RESERVOIR VIC 3073	\$535,000	10-Aug-22
2/70 YARRA AVENUE RESERVOIR VIC 3073	\$552,000	05-May-22

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: 04 October 2022



**4/161 ALBERT STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$515,000

Sold Date **02-May-22**

Distance **0.71km**



**3/31 BOLDREWOOD PARADE
RESERVOIR VIC 3073**

 2  1  1

Sold Price

^{RS} **\$535,000**

Sold Date **10-Aug-22**

Distance **1.09km**



**2/70 YARRA AVENUE RESERVOIR
VIC 3073**

 2  1  1

Sold Price

\$552,000

Sold Date **05-May-22**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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