

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

8 BRIDGETON 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

\$749,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,250

Property type

Other

Suburb

Reservoir

Period-from

01 Jun 2022

to

31 May 2023

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

2/10 ST JOHNS COURT RESERVOIR VIC 3073	\$848,000	20-Feb-23
19 DUMBARTON STREET RESERVOIR VIC 3073	\$780,000	04-Jul-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: 23 June 2023



2/10 ST JOHNS COURT RESERVOIR VIC 3073

 3  2  2

Sold Price ^{RS} **\$848,000** Sold Date **20-Feb-23**

Distance **0.13km**



19 DUMBARTON STREET RESERVOIR VIC 3073

 3  2  2

Sold Price **\$780,000** Sold Date **04-Jul-22**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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