

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

10 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

\$699,500

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

26 SPRINGTHORPE BOULEVARD MACLEOD VIC 3085	\$792,000	11-Mar-22
10/74 TYLER STREET RESERVOIR VIC 3073	\$790,000	17-Jan-23
6/12-16 PELLEW STREET RESERVOIR VIC 3073	\$785,000	07-Dec-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


**26 SPRINGTHORPE BOULEVARD
MACLEOD VIC 3085**
 3  3  2

Sold Price

\$792,000

Sold Date

11-Mar-22

Distance

4.11km

**10/74 TYLER STREET RESERVOIR
VIC 3073**
 3  2  2

Sold Price

\$790,000

Sold Date

17-Jan-23

Distance

3.87km

**6/12-16 PELLEW STREET
RESERVOIR VIC 3073**
 3  2  2

Sold Price

\$785,000

Sold Date

07-Dec-22

Distance

3.75km
RS = Recent sale

UN = Undisclosed Sale

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