

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

3/16 Cool 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/15 View Street Reservoir VIC 3073	\$755,000	01-Aug-09
1/35 Crookston Road Reservoir VIC 3073	\$748,000	09-Oct-21

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.

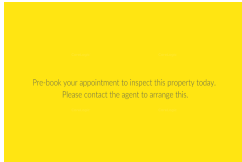
This Statement of Information was prepared on: 12 October 2021



1/15 View Street Reservoir VIC 3073 Sold Price **\$755,000** Sold Date **01-Aug-09**

 2  2  1

Distance **0.82km**



1/35 Crookston Road Reservoir VIC 3073 Sold Price ^{RS} **\$748,000** Sold Date **09-Oct-21**

 2  1  1

Distance **3.52km**

RS = Recent sale

UN = Undisclosed Sale

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