

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7C Carrol Street Reservoir, 3073
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$750,000 & \$820,000
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Median sale price

Median price	\$876,000	Property Type	NOT PROVIDED	Suburb	RESERVOIR
Period - From	12-Apr-2022	to	11-Apr-2023	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	1/15 Steane Street, Reservoir, Vic 3073	\$885,000	11-May-2022
2	2/57 Clingin Street, Reservoir, Vic 3073	\$700,000	03-Dec-2022
3	2/1A Argyle Street, Reservoir, Vic 3073	\$750,000	01-Dec-2022

This statement of information was prepared on 07-May-2023 at 10:36:17 PM EST