

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

13 NEWTON 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2022

to

30 Apr 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

4/43 CLINGIN STREET RESERVOIR VIC 3073	\$650,000	08-Mar-23
2/20 KEILOR AVENUE RESERVOIR VIC 3073	\$650,000	30-Jan-23
6/49 STOREY ROAD RESERVOIR VIC 3073	\$685,000	23-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.~~

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E



**4/43 CLINGIN STREET RESERVOIR
VIC 3073**

Sold Price

^{RS} **\$650,000**

Sold Date

08-Mar-23

2

1

1

Distance

0.54km



**2/20 KEILOR AVENUE RESERVOIR
VIC 3073**

Sold Price

\$650,000

Sold Date

30-Jan-23

2

1

1

Distance

1.39km



**6/49 STOREY ROAD RESERVOIR
VIC 3073**

Sold Price

\$685,000

Sold Date

23-Dec-22

2

1

1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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