

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

9 Corben 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Reservoir

Period-from

01 Mar 2019

to

29 Feb 2020

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

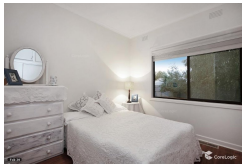
Date of sale

9 Nocton Street Reservoir VIC 3073	\$945,000	22-Feb-20
182 Elizabeth Street Coburg North VIC 3058	\$990,000	14-Mar-20
21 Kia Ora Road Reservoir VIC 3073	\$829,000	08-Feb-20

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: 26 March 2020



9 Nocton Street Reservoir VIC 3073 Sold Price **\$945,000** Sold Date **22-Feb-20**

 3  1  4

Distance **0.19km**



182 Elizabeth Street Coburg North VIC 3058 Sold Price **\$990,000** Sold Date **14-Mar-20**

 3  1  3

Distance **0.22km**



21 Kia Ora Road Reservoir VIC 3073 Sold Price **\$829,000** Sold Date **08-Feb-20**

 3  1  2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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