

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

4/123 ST VIGEONS ROAD 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2022

to

31 Oct 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

2/29 PICKETT STREET RESERVOIR VIC 3073	\$519,000	26-Aug-23
4/10 JINGHI ROAD RESERVOIR VIC 3073	\$525,000	25-Oct-22
4/76 CROOKSTON ROAD RESERVOIR VIC 3073	\$490,000	13-May-23

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: 14 November 2023



2/29 PICKETT STREET RESERVOIR VIC 3073

Sold Price

\$519,000

Sold Date

26-Aug-23

2

1

1

Distance

0.32km



4/10 JINGHI ROAD RESERVOIR VIC 3073

Sold Price

\$525,000

Sold Date

25-Oct-22

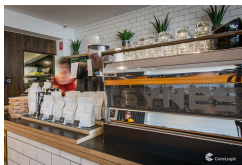
2

1

1

Distance

0.36km



4/76 CROOKSTON ROAD RESERVOIR VIC 3073

Sold Price

\$490,000

Sold Date

13-May-23

2

1

1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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