

## 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

2/9 ST VIGEONS ROAD RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2023

to

30 Nov 2024

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

Address of comparable property	Price	Date of sale
8/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073	\$522,500	12-Jul-24
3/59 ST VIGEONS ROAD RESERVOIR VIC 3073	\$530,000	19-Mar-24
9/2A CROOKSTON ROAD RESERVOIR VIC 3073	\$520,000	27-Jul-24

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: 02 December 2024

Lars Latkoski

M 0400204636

E lars.latkoski@tgr.rh.com.au



8/54-56 ST VIGEONS ROAD  
RESERVOIR VIC 3073

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Sold Price \$522,500 Sold Date 12-Jul-24

Distance 0.39km



3/59 ST VIGEONS ROAD  
RESERVOIR VIC 3073

🏠 2 🛏 1 🚗 1

Sold Price \$530,000 Sold Date 19-Mar-24

Distance 0.6km



9/2A CROOKSTON ROAD  
RESERVOIR VIC 3073

🏠 2 🛏 1 🚗 1

Sold Price \$520,000 Sold Date 27-Jul-24

Distance 0.67km

RS = Recent sale

UN = Undisclosed Sale

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