

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

2/78 Purinuan 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2019

to

31 Jul 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

2/50 Royal Parade Reservoir VIC 3073	\$650,000	27-Jun-20
3/105 Cheddar Road Reservoir VIC 3073	\$580,000	17-Jun-20
2/38 Macartney Street Reservoir VIC 3073	\$550,000	18-May-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: 27 August 2020

 <p>Auction and Open House Inspections <small>(Timing of inspection changes from June 1st, 2020)</small></p> <p>Agent Buyers/Renters Maximum 20</p> <p>Access limited by vent space per person rule</p> <p>Contact details must be kept for tracing.</p> <p>Apartment</p>	2/50 Royal Parade Reservoir VIC 3073		Sold Price	^{RS} \$650,000	Sold Date	27-Jun-20
	 2	 1	 1		Distance	1.36km
	3/105 Cheddar Road Reservoir VIC 3073		Sold Price	\$580,000	Sold Date	17-Jun-20
	 2	 1	 1		Distance	0.84km
	2/38 Macartney Street Reservoir VIC 3073		Sold Price	\$550,000	Sold Date	18-May-20
	 2	 1	 1		Distance	1.23km

RS = Recent sale

UN = Undisclosed Sale

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