

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

10/957-961 HIGH 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Nov 2023

to

31 Oct 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

1/12 DENNIS STREET RESERVOIR VIC 3073	\$610,000	20-Sep-24
3/32 RENOWN STREET COBURG NORTH VIC 3058	\$628,000	03-Aug-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: 21 November 2024



**1/12 DENNIS STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price

^{RS}

\$610,000

Sold Date

20-Sep-24

Distance

1.05km



**3/32 RENOWN STREET COBURG
NORTH VIC 3058**

2 1 1

Sold Price

\$628,000

Sold Date

03-Aug-24

Distance

4.58km

RS = Recent sale

UN = Undisclosed Sale

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