

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

1/103 HICKFORD 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

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

3/97 HICKFORD STREET RESERVOIR VIC 3073	\$650,000	27-Aug-24
3/21 HARMER STREET RESERVOIR VIC 3073	\$682,000	28-Sep-24
2/47 PICKETT STREET RESERVOIR VIC 3073	\$655,000	11-Oct-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: 09 December 2024

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3/97 HICKFORD STREET
RESERVOIR VIC 3073

3 1 2

Sold Price \$650,000 Sold Date 27-Aug-24

Distance 0.06km



3/21 HARMER STREET RESERVOIR
VIC 3073

3 2 2

Sold Price \$682,000 Sold Date 28-Sep-24

Distance 0.48km



2/47 PICKETT STREET RESERVOIR
VIC 3073

3 2 1

Sold Price \$655,000 Sold Date 11-Oct-23

Distance 0.5km

RS = Recent sale

UN = Undisclosed Sale

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