

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

2/84 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/102 Rathcown Road Reservoir VIC 3073	\$540,000	08-Dec-21
1/22 Crookston Road Reservoir VIC 3073	\$539,999	10-Sep-21
1/28A Banff Street Reservoir VIC 3073	\$650,000	10-Jul-21

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: 07 January 2022



1/102 Rathcown Road Reservoir VIC 3073 Sold Price ^{RS} **\$540,000** Sold Date **08-Dec-21**
Distance **0.17km**

2 1 1



1/22 Crookston Road Reservoir VIC 3073 Sold Price **\$539,999** Sold Date **10-Sep-21**
Distance **0.26km**

2 1 1



1/28A Banff Street Reservoir VIC 3073 Sold Price **\$650,000** Sold Date **10-Jul-21**
Distance **0.45km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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