

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

4/18 GEORGE 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

\$450,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jan 2022

to

31 Dec 2022

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

9/28-30 GEORGE STREET RESERVOIR VIC 3073	\$485,000	01-Dec-22
7/28-30 GEORGE STREET RESERVOIR VIC 3073	\$485,000	30-Nov-22
1/57 EDWARDES STREET RESERVOIR VIC 3073	\$510,000	27-Aug-22

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: 24 January 2023



**9/28-30 GEORGE STREET
RESERVOIR VIC 3073**

 2  1  1

Sold Price

^{RS}

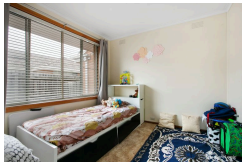
\$485,000

Sold Date

01-Dec-22

Distance

0.08km



**7/28-30 GEORGE STREET
RESERVOIR VIC 3073**

 2  1  1

Sold Price

Sold Date

30-Nov-22

Distance

0.09km



**1/57 EDWARDES STREET
RESERVOIR VIC 3073**

 2  1  1

Sold Price

\$510,000

Sold Date

27-Aug-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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