Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$505,000

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Property offered for	sale				
Address Including suburb and postcode	4/10 Corvey Road, Reservoir	r Vic 3073			
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$500,	.000 &	\$550,000			
Median sale price					
Median price \$632,00	00 Property Type Uni	t Subi	urbReservoir		
Period - From 01/04/2022 to 30/06/2022 Source REIV					
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 six 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 4/5 Dumbarton St RESERVOIR 3073			\$530,000	05/06/2022	
2 4/45 St Vigeons Rd RESERVOIR 3073			\$515,000	30/04/2022	

OR

3

1/177 Rathcown Rd RESERVOIR 3073

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 six months.

This Statement of Information was prepared on:	26/07/2022 17:11
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02/04/2022







Property Type: Unit Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price June quarter 2022: \$632,000

Comparable Properties

4/5 Dumbarton St RESERVOIR 3073 (VG)

Price: \$530,000 Method: Sale Date: 05/06/2022

Property Type: Strata Unit - Conjoined

Agent Comments



4/45 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments

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Price: \$515,000 Method: Auction Sale Date: 30/04/2022 Property Type: Unit

Land Size: 172 sqm approx

1/177 Rathcown Rd RESERVOIR 3073 (REI/VG) Agent Comments

1 1 A 2 1 A 2

Price: \$505,000 Method: Auction Sale Date: 02/04/2022 Property Type: Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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