

## 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

4/10 Corvey Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$550,000

### Median sale price

Median price \$632,000

Property Type Unit

Suburb Reservoir

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
3	1/177 Rathcown Rd RESERVOIR 3073	\$505,000	02/04/2022

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 six months.~~

This Statement of Information was prepared on:

26/07/2022 17:11



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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)

Agent Comments

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Price: \$530,000  
Method: Sale  
Date: 05/06/2022  
Property Type: Strata Unit - Conjoined



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

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

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