

## 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

4/2 LAKE STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/12 VIEW STREET RESERVOIR VIC 3073	\$575,000	21-Oct-24
2/17 BEST STREET RESERVOIR VIC 3073	\$583,500	07-Dec-24
3/1-3 MCFADZEAN AVENUE RESERVOIR VIC 3073	\$538,500	14-Dec-24

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: 04 April 2025

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**1/12 VIEW STREET RESERVOIR VIC 3073**

Sold Price

**\$575,000**

Sold Date

**21-Oct-24**

 2

 1

 1

Distance

**0.24km**



**2/17 BEST STREET RESERVOIR VIC 3073**

Sold Price

**\$583,500**

Sold Date

**07-Dec-24**

 2

 1

 1

Distance

**0.56km**



**3/1-3 MCFADZEAN AVENUE  
RESERVOIR VIC 3073**

Sold Price

**\$538,500**

Sold Date

**14-Dec-24**

 2

 1

 1

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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