

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

3/3 VIEW 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2024

to

28 Feb 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
5/35-37 ASHLEY STREET RESERVOIR VIC 3073	\$536,000	12-Feb-25

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: 30 March 2025



1/12 VIEW STREET RESERVOIR VIC 3073 Sold Price **\$575,000** Sold Date **21-Oct-24**
Distance **0.1km**

 2  1  1



2/17 BEST STREET RESERVOIR VIC 3073 Sold Price **\$583,500** Sold Date **07-Dec-24**
Distance **0.81km**

 2  1  1



5/35-37 ASHLEY STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$536,000** Sold Date **12-Feb-25**
Distance **0.91km**

 2  1  1

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

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