

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

14 Clingin 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Reservoir

Period-from

01 Apr 2019

to

31 Mar 2020

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

36 Nisbett Street Reservoir VIC 3073	\$651,000	05-Oct-19
32 Wood Street Preston VIC 3072	\$720,000	13-Dec-19
58 Clingin Street Reservoir VIC 3073	\$720,000	28-Nov-19

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: 21 April 2020



36 Nisbett Street Reservoir VIC 3073

Sold Price

\$651,000

Sold Date

05-Oct-19

2

1

-

Distance

0.3km



32 Wood Street Preston VIC 3072

Sold Price

\$720,000^{UN}

Sold Date

13-Dec-19

3

1

1

Distance

0.89km



58 Clingin Street Reservoir VIC 3073

Sold Price

\$720,000

Sold Date

28-Nov-19

3

1

3

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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