

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

2B Ethel Grove 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2018

to

30 Nov 2019

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

60 Madeline Street Preston VIC 3072	\$856,000	28-Nov-19
1/200 Wood Street Preston VIC 3072	\$791,500	23-Nov-19
2/67 Regent Street Preston VIC 3072	\$801,500	12-Oct-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: 07 December 2019



60 Madeline Street Preston VIC 3072

 2  1  2

Sold Price

^{RS}

\$856,000

Sold Date

28-Nov-19

Distance

0.55km



1/200 Wood Street Preston VIC 3072

 3  2  2

Sold Price

^{RS}

\$791,500

Sold Date

23-Nov-19

Distance

0.68km



2/67 Regent Street Preston VIC 3072

 3  2  2

Sold Price

\$801,500

Sold Date

12-Oct-19

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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