

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

8/29 Davidson 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

\$645,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,999

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2019

to

31 Oct 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

2/39 O'Connor Street Reservoir VIC 3073	\$740,000	15-Jul-20
2/20 Halsey Street Reservoir VIC 3073	\$660,000	02-Oct-20
2/47 Hobbs Crescent Reservoir VIC 3073	\$610,000	13-May-20

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 November 2020



2/39 O'Connor Street Reservoir VIC 3073 Sold Price **\$740,000** Sold Date **15-Jul-20**
Distance **2.26km**

 3  2  2



2/20 Halsey Street Reservoir VIC 3073 Sold Price ^{RS} **\$660,000** Sold Date **02-Oct-20**
Distance **0.66km**

 3  2  2



2/47 Hobbs Crescent Reservoir VIC 3073 Sold Price **\$610,000** Sold Date **13-May-20**
Distance **2.28km**

 3  1  2

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

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