

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

3/40 SESTON 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/4 MATTEA COURT RESERVOIR VIC 3073	\$690,200	27-Sep-23
9/86 TYLER STREET RESERVOIR VIC 3073	\$725,000	14-Oct-23
2/9 LODDON AVENUE RESERVOIR VIC 3073	\$740,500	14-Oct-23

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 March 2024



2/4 MATTEA COURT RESERVOIR VIC 3073

Sold Price

\$690,200

Sold Date

27-Sep-23



3



3



2

Distance

0.3km



9/86 TYLER STREET RESERVOIR VIC 3073

Sold Price

\$725,000

Sold Date

14-Oct-23



3



2



2

Distance

0.46km



2/9 LODDON AVENUE RESERVOIR VIC 3073

Sold Price

\$740,500

Sold Date

14-Oct-23



3



2



1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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