

## 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

3/18 Boldrewood Parade Reservoir VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

Suburb

Reservoir

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/9 Highland Street Kingsbury VIC 3083	\$762,750	14-Feb-21
3/48 Miranda Road Reservoir VIC 3073	\$695,000	22-Feb-21
1/52 Lane Crescent Reservoir VIC 3073	\$750,000	01-Jan-21

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: 11 March 2021



**2/9 Highland Street Kingsbury VIC 3083**

Sold Price

<sup>RS</sup>

**\$762,750**

Sold Date

**14-Feb-21**



4



3



2

Distance

**1.56km**



**3/48 Miranda Road Reservoir VIC 3073**

Sold Price

<sup>RS</sup>

**\$695,000**

Sold Date

**22-Feb-21**



3



2



2

Distance

**1.85km**



**1/52 Lane Crescent Reservoir VIC 3073**

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**01-Jan-21**



3



2



2

Distance

**1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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