

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

3/8 PALM AVENUE 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/126 MCMAHON ROAD RESERVOIR VIC 3073	\$650,000	24-May-23
2/39 ROYAL PARADE RESERVOIR VIC 3073	\$685,000	23-Sep-23
3/25 O'CONNOR STREET RESERVOIR VIC 3073	\$660,000	27-May-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: 11 October 2023



**2/126 MCMAHON ROAD
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$650,000** Sold Date **24-May-23**

Distance **0.12km**



**2/39 ROYAL PARADE RESERVOIR
VIC 3073**

2 1 2

Sold Price ^{RS} **\$685,000** Sold Date **23-Sep-23**

Distance **0.49km**



**3/25 O'CONNOR STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$660,000** Sold Date **27-May-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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