

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

3/15 HARBURY 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2022

to

31 Jan 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

4/10 PERSHING STREET RESERVOIR VIC 3073	\$590,000	24-Aug-22
2/1 EAST STREET RESERVOIR VIC 3073	\$560,000	03-Dec-22
2/91 BARTON STREET RESERVOIR VIC 3073	\$565,000	18-Nov-22

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: 03 February 2023

**4/10 PERSHING STREET
RESERVOIR VIC 3073** 2  1  1

Sold Price

\$590,000Sold Date **24-Aug-22**

Distance

1.25km**2/1 EAST STREET RESERVOIR VIC
3073** 2  1  1

Sold Price

\$560,000Sold Date **03-Dec-22**

Distance

1.46km**2/91 BARTON STREET RESERVOIR
VIC 3073** 2  1  1

Sold Price

\$565,000Sold Date **18-Nov-22**

Distance

0.31km**RS** = Recent sale**UN** = Undisclosed Sale

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