

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

2/80 Hickford 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,750

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2020

to

30 Nov 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

4/41 Hobbs Crescent Reservoir VIC 3073	\$670,000	27-Oct-21
3/32 Loddon Avenue Reservoir VIC 3073	\$614,000	12-Nov-21
4/54 Cheddar Road Reservoir VIC 3073	\$602,500	29-Oct-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: 02 December 2021



4/41 Hobbs Crescent Reservoir VIC 3073 Sold Price ^{RS} **\$670,000** Sold Date **27-Oct-21**
Distance **1.51km**

 2  1  1



3/32 Loddon Avenue Reservoir VIC 3073 Sold Price ^{RS} **\$614,000** Sold Date **12-Nov-21**
Distance **1.91km**

 2  1  1



4/54 Cheddar Road Reservoir VIC 3073 Sold Price **\$602,500** Sold Date **29-Oct-21**
Distance **0.84km**

 2  1  1

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

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