

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

5/16-18 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2022

to

31 Oct 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

6/77 PINE STREET RESERVOIR VIC 3073	\$586,000	06-May-23
2/10 BARRY STREET RESERVOIR VIC 3073	\$592,500	21-Oct-23
6/68 PINE STREET RESERVOIR VIC 3073	\$602,999	22-Jul-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.~~

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6/77 PINE STREET RESERVOIR VIC 3073 Sold Price **\$586,000** Sold Date **06-May-23**

2 1 1

Distance **0.44km**



2/10 BARRY STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$592,500** Sold Date **21-Oct-23**

2 1 1

Distance **0.82km**



6/68 PINE STREET RESERVOIR VIC 3073 Sold Price **\$602,999** Sold Date **22-Jul-23**

2 1 1

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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